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11 Attorneys for Receiver
12 KRISTA FREITAG

13 UNITED STATES DISTRICT COURT
14 SOUTHERN DISTRICT OF CALIFORNIA
15

16 SECURITIES AND EXCHANGE
COMMISSION,

17 Plaintiff,

18 v.

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

21 Defendants,

22 AMERICAN NATIONAL
INVESTMENTS, INC.,

23 Relief Defendant.
24
25
26
27
28

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

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

Date: February 16, 2021
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 third interim application for approval and payment of fees and
5 reimbursement of expenses ("Application"). This Application covers the period
6 from April 1, 2020 through June 30, 2020 ("Third Application Period") and seeks
7 interim approval of \$344,941.65 in fees and \$9,265.74 in expenses, and an order
8 authorizing the Receiver to pay, on an interim basis, 80% of the fees incurred
9 (\$275,953.32) and 100% of expenses incurred.

10 **I. INTRODUCTION**

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

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

22 The Appointment Order 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
 6 Mallory & Natsis LLP ("Allen Matkins") as her general counsel for the receivership.

7 On November 22, 2019, the Court approved the Receiver's proposal to file
 8 reports and fee applications on a quarterly basis. Dkt. 126. This fee application
 9 should be read in conjunction with the Receiver's Fourth Interim Report ("Fourth
 10 Report") filed on August 19, 2020, which describes in detail the Receiver's and her
 11 counsel's activities during the Third Application Period. Dkt. 328. So as to avoid a
 12 significant amount of repetition, references are sometimes made to relevant portions
 13 of the Fourth Report in the below descriptions of the Receiver's work.

14 This Application seeks interim approval of \$344,941.65 in fees for a total of
 15 1,428.50 hours worked, and payment on an interim basis of 80% of that amount, or
 16 \$275,953.32. The work performed is described task-by-task on Exhibit A and is
 17 broken down into the following categories:

18	General Receivership (002)	\$4,195.35
19	Asset Investigation & Recovery (003)	\$4,061.70
20	Reporting (004)	\$11,346.30
21	Operations & Asset Sales (005)	\$189,896.85
22	Claims & Distributions (006)	\$1,890.90
23	Third Party Recoveries (007)	\$5,607.00
24	Pending Litigation (008)	\$118.80
25	Forensic Accounting (010)	\$127,824.75
26	Total Fees	\$344,941.65

1 The early phase of a complex equity receivership always involves substantial
2 work by the Receiver and the Receiver's professionals. During the Third
3 Application Period, a significant amount of time was spent (a) working to preserve
4 and monetize the real property and other receivership assets, (b) addressing ongoing
5 operational issues, including those impacted by the global COVID-19 pandemic,
6 (c) working towards completion of the extremely large forensic accounting (which
7 includes pursuit of additional records, and which is a critical tool for the Receiver's
8 pursuit of further recoveries and investor claims and distribution process), and
9 (d) advising the Court on the status of the Receiver's activities.

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

13 Through the second quarter of 2020, the Receiver made substantial progress
14 in preserving and marshalling the Receivership Entities' assets and otherwise
15 discharging her duties. Among other accomplishments during the second quarter of
16 2020, the Receiver managed through the early stages of the COVID-19 pandemic
17 crisis, closed on the sale of one leasehold interest and five (5) real property assets,
18 made progress towards closing on six (6) real property assets¹ (four of which closed
19 in the third quarter, and the other two closed in the fourth quarter), continued the
20 marketing, sale or alternative resolution process for nearly all of the unsold real
21 property assets, and recovered proceeds from various personal property asset sales
22 and miscellaneous investments. The Receiver's team also made significant progress
23 on the forensic accounting.

24 The largest category of work – Operations & Asset Sales – represents 55% of
25 the fees incurred in the Third Application period. This category required extensive

26 ¹ During the Third Application Period, the first live auction of a receivership real
27 property was conducted by the Receiver, which resulted in a material sales price
28 increase. While the auction was conducted in the second quarter, the sale closed
in the third quarter.

1 time associated with managing through the early, complicated stages of the COVID-
2 19 pandemic crisis as discussed in the Fourth Report,² oversight of the marketing,
3 sale or alternative resolution process for nearly all of the unsold real property
4 receivership assets, and oversight of the ongoing operations and tasks associated
5 therewith. Although it is anticipated to decline in 2021, this category will continue
6 to represent a significant percentage of the Receiver and her staff's time through
7 December 2020 as they continued to make progress towards the disposition of the
8 vast majority of the receivership estate's real and personal property assets. Many of
9 these assets have significant and cumbersome secured debt and, in some cases, were
10 impacted by the pandemic, are partially constructed and/or have outstanding liens,
11 and thus the work required to achieve a net recovery for the receivership estate has
12 been significant. The Receiver and her staff have worked diligently to recover net
13 sales proceeds associated with the real property and certain other assets (as reflected
14 on Exhibit A in the Fourth Report) in the total estimated range of \$13-\$15 million.

15 The second largest category of work - Forensic Accounting - represents
16 approximately 37% of the fees incurred in the Third Application Period. This
17 category is critical in this case for a variety of reasons, including but not limited to
18 the identification of investor net losses (ultimately the basis of a claims process),
19 and identification of potential recoverable assets. And while the Receiver continued
20 to pursue critical documents, the Receiver's staff made significant progress towards
21 vetting and testing the operational and corporate level accounts, Chicago Title
22 records which had been received, and certain accounts associated with Kim Peterson
23 and entities he controlled, which is discussed further below.

24
25
26 ² As detailed therein, the Receiver 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 While significant work remains to be done through 2020 in the Operations &
 2 Asset Sales category and through the first quarter of 2021 in the Forensic
 3 Accounting category, fees are expected to decrease over time and the material
 4 categories are expected to then shift to Claims & Distributions and recovery-related
 5 categories. In this instance, fees during the Third Application Period decreased by
 6 approximately 15% when compared to the Second Application Period, and
 7 approximately 39% when compared to the First Application Period.

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

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

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

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

22 **1. General Receivership**

23 The Receiver's work in the General Receivership category primarily focused
 24 on gathering, organizing and producing records (pursuant to the protective order
 25 regarding sharing of ANI related documents) as well as a minimal amount of tax
 26 work. These are largely non-recurring but ongoing tasks. The reasonable and
 27 necessary fees for work in this category during the Third Application Period total
 28 \$4,195.35 (16.60 hours).

2. Asset Investigation and Recovery

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

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

- Reviewing Receivership Entity email records and documents obtained;
- Through counsel, negotiating and corresponding with various transferees and their counsel; and
- Working towards completion of pending transactions (e.g., D. Champion settlement, Pullman, Tourmaline).

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

To date, in addition to the recovery of the initial cash and real property assets, the combined efforts of the Receiver and Allen Matkins to recover on these purported investments, loans, and other transfers have most notably generated the \$11.3 million of Chicago Title funds, \$347,040 from an Arkansas real estate investment, \$330,000 from the settlement with Dan and Barbara Champion, \$183,204 of legal retainers and are anticipated to generate additional material funds, some of which (\$495,887.53 from the sale of the Pullman Lofts interest) have been recovered since the end of the Third Application Period. The reasonable and

1 necessary fees for work in this category during the Third Application Period total
2 \$4,061.70 (approximately 13.90 hours).

3 3. Reporting

4 The Receiver's work in this category during the Third Application Period
5 focused on completing her Third Interim Report (Dkt. No. 328). The Third Interim
6 Report, filed on June 10, 2020, provide detailed descriptions of the Receiver's
7 activities to implement the Appointment Order and carry-out her Court-ordered
8 duties, including remaining business operations, asset sales, receipts and
9 disbursements, and investor communications. The report also contains the
10 Receiver's then current assessment of receivership assets and recommendations for
11 the continued administration of the receivership estate. The reasonable and
12 necessary fees for work in this category during the Third Application Period total
13 \$11,346.30 (approximately 59.30 hours).

14 4. Operations and Asset Sales

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

- 22 1. Eleven (11) properties (one of which was a leasehold interest) had sold;
23 and
- 24 2. Six (6) additional properties were pending closing or Court approval;
25 all of which closed in the third and fourth quarters of 2020.
 - 26 a. One of these properties qualified for auction, which was
27 conducted in the second quarter, the resulting sale closed in the
28 third quarter.

1 It should also be noted that as of the date of this report, only one (1) real
2 property asset with material recovery value (which is directly impacted by the
3 COVID-19 eviction moratorium) is either not the subject of a sale pending Court
4 approval or is not under contract in the due diligence period.

5 While the large volume of the assets and activities is well documented in this
6 case, what is important to remember is the level of detailed work necessary to
7 prepare and market and sell each real property. It is also important to remember the
8 amount of work previously performed by approximately 70 corporate level
9 employees that has since been performed, necessarily and in large part by the
10 Receiver and her staff (the remaining corporate-level ANI employees now totals two
11 (2)). As discussed in prior reports, the Receiver and her staff addressed numerous
12 operational-related matters, including insurance, tax, and economic improvements
13 of various of the assets (e.g., getting apartment rentals to market rent, commencing
14 evictions where appropriate, resolving pre-receiver issues and recovering tens of
15 thousands of dollars from the California Employment Development Department,
16 among other things).

17 Lastly, and while a detailed narrative is presented in the Fourth Report
18 regarding the COVID-19 global pandemic's impact on both continuing operations
19 and asset sales, a few summary items are presented herein. During the Third
20 Application Period, operations at Saska's were completely shut down (it was
21 operating under a takeout model) and consistent with the various and fluid
22 government orders, the Receiver continued to monitor and modify operations
23 associated with the vacation rentals, the two remaining Surf Rider Pizza restaurants
24 and the co-work space, as appropriate. While operations continued, as allowed, in a
25 modified capacity in order to preserve asset value, revenues from said operations
26 were impacted.

27 The Receiver also did thoroughly research and investigate whether the
28 Receivership Entities would be eligible for one or more loans under the recent

1 federal stimulus legislation (including the Paycheck Protection Program) and spoke
 2 to a bank and other contacts in the lending industry about this possibility.
 3 Ultimately it was determined that the Receivership Entities would not be eligible
 4 under such programs due to the pending SEC claims against their principal and
 5 owner, Defendant Gina Champion-Cain.

6 Despite the impact of the COVID-19 pandemic on restaurant, co-working,
 7 and vacation rental operations, as well as interest from buyers and financing
 8 available for real properties, the Receiver was able to continue to make notable
 9 progress on the disposition of the portfolio of assets as noted above. The Receiver
 10 continued to list properties for sale, to negotiate offers received, and when deals
 11 were reached, to seek Court approval of sales. As of the date of this report, only one
 12 real property³ (due to the COVID-19 eviction moratorium) is not either sold,
 13 pending Court approval for sale, pending closing, or otherwise resolved with the
 14 lender.

15 This category was the single largest portion of work done by the Receiver and
 16 her staff, which is appropriate considering the costs associated with maintaining real
 17 and personal property assets and the importance of marketing and selling such assets
 18 in a prompt and efficient manner, particularly in light of the cumbersome debt on
 19 the real properties. The reasonable and necessary fees for work during the Third
 20 Application Period in this category total \$189,896.85 (approximately 814.30 hours).

21 5. Claims and Distributions

22 During the Third Application Period, the Receiver worked to respond to
 23 direct inquiries from investors regarding the receivership. Upon completion of the
 24 forensic accounting in the first quarter of 2021, this category will become more
 25 material as the Receiver anticipates commencing the claims approval process. The
 26

27 ³ Notwithstanding the 301 D Street property, which is subject to a limited relief joint
 28 motion.

1 reasonable and necessary fees for work during the Third Application Period in this
2 category total \$1,890.90 (approximately 6.60 hours).

3 6. Third-Party Recoveries

4 During the Third Application Period, the Receiver's work in this category
5 related primarily to completing the settlement with Dan and Barbara Champion-
6 Cain, working to review, investigate and provide support for proposed claims
7 against Chicago Title, as well as to review/facilitate proposed settlements between
8 Chicago Title and investor groups. The reasonable and necessary fees for work
9 during the Third Application Period in this category total \$5,607.00 (approximately
10 17.80 hours).

11 7. Pending Litigation

12 During the Third Application Period, the Receiver's work in this category
13 related primarily to her efforts to continue pursuit of recovery associated with the
14 SunTrust litigation pending in Florida. The reasonable and necessary fees for work
15 during the Third Application Period in this category total \$118.80 (approximately
16 .40 hours).

17 8. Forensic Accounting

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

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

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

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

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

1 Scheme Entities directly (“Third-Party Aggregator Entities”), (4) the ANI
 2 businesses which operated legitimate operations such as the restaurants, specialty
 3 shops, rental properties or commercial buildings (“Business Entities”) and all
 4 intercompany or inter-account transfers, and (5) the use of investor funds benefiting
 5 Gina Champion-Cain and other third parties.

6 Due to the complexity and scope of the alleged scheme, the number of
 7 affiliated entities and bank accounts used, the high volume of transfers to, from, and
 8 between Receivership and other entities (over \$1 billion), and the lack of a thorough
 9 and centralized accounting system for investor data, the forensic accounting project
 10 is taking hundreds of hours to complete. That said, the Receiver filed her Investor-
 11 Specific Preliminary Forensic Accounting and Report on December 1, 2020 (Dkt.
 12 516-1) and is in the process of wrapping-up her forensic accounting as of the date of
 13 this report.

14 The reasonable and necessary fees for work during the Third Application
 15 Period in this category total \$127,824.75 (approximately 499.60 hours).

16 9. Summary of Expenses Requested for Reimbursement

17 The Receiver requests the Court approve reimbursement of \$9,265.74 in out-
 18 of-pocket costs. The itemization of such expenses is attached hereto as Exhibit B
 19 and is summarized below by category. The majority of the expenses incurred relate
 20 to work performed to secure, preserve and transfer (i.e., Saska’s) the intellectual
 21 property associated with the Receivership Entities for the receivership period to date
 22 (15% of this expense reflects hard costs); it is not anticipated much more expense
 23 will be incurred. An additional expense incurred relates to special counsel, which
 24 the Receiver necessarily engaged to handle discrete matters for which the Receiver’s
 25 general counsel has a conflict of interest. The Receiver also incurred expenses
 26 associated with updating the project website for investor access to information and
 27 other miscellaneous administrative tasks.

The total reasonable and necessary costs incurred by the Receiver during the Third Application Period is \$9,265.74 and is broken out by category as follows:

Category	Total
Special Counsel Legal Fees/Costs	\$7,591.14
Website/Phone Maintenance/Updates	\$949.97
Duplication & Postage	\$476.38
Other Miscellaneous	\$248.25
TOTAL	\$9,265.74

III. STANDARDIZED FUND ACCOUNTING REPORT

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

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

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

In allowing fees, a court should consider "the time, labor and skill required, but not necessarily that actually expended, in the proper performance of the duties imposed by the court upon the Receiver, the fair value of such time, labor and skill measured by conservative business standards, the degree of activity, integrity and dispatch with which the work is conducted and the result obtained." *United States v.*

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

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

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

25 The work performed by the Receiver was critically essential to carrying out
26 her Court-ordered duties and preserving the net asset value of the assets in the
27 receivership estate. The Receiver and Allen Matkins have worked diligently since
28 the Receiver's appointment to preserve and protect the assets of receivership estate.

1 Moreover, the Receiver seeks payment of only 80% of fees incurred on an interim
2 basis in recognition of the fact that her work is ongoing. Payment of the proposed
3 20% holdback will be sought at the conclusion of receivership. The Receiver's fees
4 are fair and reasonable and should be approved and paid on an interim basis.

5 **V. CONCLUSION**

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

- 7 1. Approving the Receiver's fees, on an interim basis, of \$344,941.65;
- 8 2. Authorizing and directing the Receiver to pay 80% of approved fees, or
9 \$275,953.32, from the assets of receivership estate;
- 10 3. Approving the Receiver's costs in the amount of \$9,265.74, and
11 authorizing and directing reimbursement of such costs in full; and
- 12 4. For such other and further relief as the Court deems appropriate.

13
14 Dated: January 13, 2021

By: 
KRISTA L. FREITAG
Court-appointed Receiver

EXHIBIT INDEX

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EXHIBIT A

EXHIBIT A

SEC v. ANI, et al.

April 2020 - June 2020 Fees

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/1/2020	Processed Chase and Wells Fargo bank deposits. (1.0) Reviewed property security reports; corresponded with B. Young and E. Hughes re same. (.3) Reviewed and forwarded invoices to accounts payable. (.2)	1.5	A. Herren	\$ 202.50	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -
4/1/2020	Tennyson sale, including discussion with broker, escrow and K. Freitag re buyer cancellation and associated details for same. (1.3) University sale, including discussion with broker re potential offers, coordinated cancellation, and coordinated security push of vagrant. (0.7) Carmel sale, including various updates to closing. (0.1) West Washington, including payment of Phase II vendor agreement. (0.1) Vacation rental sales, including discussing pricing strategy with broker and update on the termite work for San Rafael. (0.6)	2.8	G.Rodriguez	\$ 279.00	\$ 781.20	\$ -	\$ -	\$ -	\$ -	\$ 781.20	\$ -	\$ -	\$ -	\$ -	\$ -
4/1/2020	Attended to various operational items, lenders, banking, payroll, vendors. (.3) Reviewed and researched PPP loan prospects. (1.6) Reviewed and conferred re: liquor license PSA. (.2) Conferred re: Tennyson cancellation. (.2) Prepared EDD correspondence. (.6) Conferred re: Pullman extension. (.2) Prepared and sent extensive D Street update/ask to City of West Sacramento. (.9)	4.0	K. Freitag	\$ 315.00	\$ 1,260.00	\$ -	\$ -	\$ 63.00	\$ -	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/1/2020	Updated CARES spreadsheet, researched language re payroll and conferred with K. Freitag re same. (3.3) Conferred with accounting team, corresponded multiple times re accounts payable and Lamont vendors. (3.0)	6.3	L. Ryan	\$ 135.00	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/2/2020	Corresponded with T. Askey re lockboxes. (.1) Reviewed and forwarded invoices to accounts payable. (.4) Reviewed security services and pricing; corresponded with K. Freitag and Atlas Defense Security re same. (.4)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
4/2/2020	Update on 301 D negotiations and discussion with broker re same. (0.2) University Ave sale, including coordinating cancellation of escrow. (0.1) Tennyson sale, including discussion with broker re re-listing the sale and discussion with Atty Fates re next steps. (0.7) Restaurant sales, including discussion with broker re status of Lamont and Himmelbergs, discussion with broker for buyer re overbid process for Saskas and updates on the parking lots and discussion with brokers re marketing remaining properties. (0.9) Prop Mgmt, including discussion with Mgr re portfolio, follow up on securing West Washington and La Mesa with lock boxes and in response to vagrant at that property, discussion with Mgr re short term rentals. (1.6) 140 Keller St, including review of offer and rejecting same and discussion with broker re updates on marketing. (0.2) West Washington, including further coordinating for Phase II with property manager and vendor, coordinated payment of deposit to same. (0.6) 3415 Mission Blvd sale, including discussion with broker re offer negotiations. (0.1)	4.4	G.Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
4/2/2020	Reviewed and signed listing adjustments, escrow cancellation. (.2) Reviewed and responded to lender. (.1) Reviewed numerous updates (COVID related) and sent out HR notices required. (1.4) Reviewed final closing statement, summarized same for court filing (Carmel); confirmed wiring instructions; followed up with lender on overpayment. (.3) Conferred with G. Rodriguez re: sale related. (.1)	2.1	K. Freitag	\$ 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
4/2/2020	Conferred with team and coordinated accounts payable and checks; conferred with T. McDonald re 1095 and PTO, prepared payroll program and calculate pre and post payroll. (4.2) Conferred with H. Rossi re PPP and calculate same. (1.0)	5.2	L. Ryan	\$ 135.00	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/2/2020	Downloaded bank subpoena response. (.4)	0.4	L. Ryan	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
4/2/2020	Review and sign A/P check run; send checks. (.5)	0.5	T. Hebrank	\$ 315.00	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/3/2020	Collected, counted and recorded parking lot cash. (1.5) Reviewed current state and county Covid-19 health regulations; drafted employee directive, researched and downloaded signage; corresponded with K. Freitag re same. (.8) Reviewed daily property security reports. (.1)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/3/2020	Restaurant sales, including conference call with brokers re new marketing strategy for properties, discussion with potential buyer for La Mesa and follow up with K. Freitag re same. (1.6) Prop Mgmt, including detailed discussion with Mgr re full schedule of short term rentals through 7/1/20 and related refund policies, approved repair expenses, discussion with K. Freitag and update from Mgr re rent payments, including additional rent relief requests, discussion with mgr re rent relief request from tenant. (1.3) Tennyson sale, including review of cancellation request from buyer and corresponded with broker re same. (0.2)	3.1	G.Rodriguez	\$ 279.00	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -
4/3/2020	Initiated mortgage payments. (.7) Met with J. Pastore re: IP. (.4) Conferred with G. Rodriguez re: various, including call with prospective buyer. (1.2) Conferred with B. Young re: CBD options. (.3) Conferred with East West and L. Ryan re: PPP options. (.3) Attended to numerous operational items, including latest COVID-19 notices, posters, requirements, vacation rental refund policy. (3.1)	6.0	K. Freitag	\$ 315.00	\$ 1,890.00	\$ -	\$ -	\$ -	\$ -	\$ 1,890.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/3/2020	Continued to work on PPP application research, payroll calculations. (1.2) Corresponded with accounting team re accounts payable. (.2)	1.4	L. Ryan	\$ 135.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/4/2020	Processed mortgage payment for Valle Vista property; corresponded re same. (.2) Reviewed property security reports; corresponded with E. Hughes re same. (.2) Corresponded with E. Hughes re Lamont and Himmelberg properties. (.2)	0.6	A. Herren	\$ 202.50	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/5/2020	Picked up and delivered accounts payable check; corresponded with T. Hebrank re same. (.6) Corresponded with Atlas Defense Security re property services. (.1)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
4/5/2020	Held conference call with V. Liguzinski related to entity testing. (0.3)	0.3	S. Hoslett	\$ 292.50	\$ 87.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87.75
4/5/2020	Conferred with S. Hoslett re: intercompany transactions. (.3)	0.3	V. Liguzinski	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
4/6/2020	Scanned and archived mail; corresponded re same. (.4) Scanned and recorded EDD and State refund checks; corresponded with K. Freitag, L. Ryan and S. Coleman re same. (.4) Attended weekly team conference call. (.6) Corresponded with Cosco re scheduling fire sprinkler inspection at Himmelberg's. (.2) Scanned and recorded ABC refund check for Goldfinch; contacted ABC re same; corresponded re same. (.4) Corresponded with L. Ryan re bank statements; scanned/archived same. (.2) Reviewed daily property security reports. (.1)	2.3	A. Herren	\$ 202.50	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/6/2020	General operations, including discussion with accountant re troubleshooting internet errors. (0.2) 3515 Hancock, including discussion with vendor re liens on the property. (0.2) Data production requests, including review of account identified as potential users and follow up with K. Freitag and SETEC. (0.3) Prop Mgt, including review of vacation rentals schedule and updating same with guidance re same. (0.2) Weekly all staff meeting. (0.6) 3415 Mission Blvd, including discussion with broker re offer, additional coordination with Atty Thiel and broker re same and additional review to title report. (0.4) West Washington, including coordinating meeting with vendor and tenant to review Phase II site. (0.1) Approved temp employee hours. (0.1) Restaurant sales, including review of portfolio pricing for Surf Rider concepts, review of PSA for La Mesa, discussion with broker re offers for Himmelberg's and Lamont, review of bulk sale instructions and discussion with Atty Lorenzen re same and discussion with broker re Bao Beach overbidding. (2.0) Vacation rental sales, including review of legal notice posting, and changing the termite tenting for 812 San Rafael due to weather. (0.2)	4.3	G.Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ 83.70	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/6/2020	Attended rent relief call with OB landlord. (8) Reviewed and signed Pullman amendment. (1) Hosted team meeting. (6) Followed up on various HR related items, including revised W2s. (4) Worked to extend management services agreement. (3) Reviewed property tax details and advised of payments needed. (1.0) Addressed various operational, lease-related, refunds, and potential auction items. (1.4)	4.6	K. Freitag	\$ 315.00	\$ 1,449.00	\$ -	\$ -	\$ 31.50	\$ -	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/6/2020	Responded to and conferred with accounting team regarding accounts payable, bank activity and checks. (9) Attended all hands-on call. (6)	1.5	L. Ryan	\$ 135.00	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/6/2020	Saved down and updated forensic schedule with reports to date. (5)	0.5	L. Ryan	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50
4/7/2020	Reviewed daily property security reports; corresponded with E. Hughes re same. (2) Corresponded with L. Ryan re property tax payments. (2) Corresponded re property access and onsite equipment. (2) Corresponded re securing outside electrical outlets at Lamont. (4) Corresponded with City Wide re status of payment. (2)	1.2	A. Herren	\$ 202.50	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/7/2020	University Ave sale, including discussion with potential buyer and provided requested information re same. (0.6) Prop Mgmt, including discussion with Atty Stelzer re stipulation for eviction, review of updated legal advice re evictions and prepared correspondence to tenants, approved invoices and conference call with Mgr to review rent relief policies and discussion with Atty Fates and K. Freitag re same. (2.2) Data production, including discussion with IT vendor re duplicate data. (0.1) Residential sales, including discussion with broker re Tennyson and Bella Pacific, including clean up, marketing and re-listing for same and provided new escrow contact. (0.3) Restaurant sales, including discussion with brokers re updated pricing for Surf Riders, reviewed pricing for remaining stand alone restaurants, discussion with brokers re Bao Beach, Swell and Saskas overbidding, review of Bao Beach updated bulk sale instructions and corresponded with Atty Lorenzen, corresponded with buyer for Saskas and discussion with Atty Fates re overbidding deadline and discussion with K. Freitag re Colliers recommendation on pricing. (1.6)	4.8	G.Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ 27.90	\$ -	\$ -	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/7/2020	Reviewed draft mgmt agt and lease amendment. (2.2) Reviewed payables, expense reports. (.4) Attended to numerous operational items including COVID employee communication with signage, domain renewals, Bao to LL, HR items, etc. (1.3)	3.9	K. Freitag	\$ 315.00	\$ 1,228.50	\$ -	\$ -	\$ -	\$ -	\$ 1,228.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/7/2020	Responded to accounting team regarding bank statements, deposits and accounts payable; reviewed weekly check run for ANI and reviewed Flores payables for restaurants. (2.8)	2.8	L. Ryan	\$ 135.00	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/7/2020	Conferred with Atty Aspis re Amex subpoena and research copiers. (.5)	0.5	L. Ryan	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50
4/7/2020	Review numerous accounting schedules download from QuickBooks and prepare schedules for testing by V. Liguzinski. (1.5)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438.75
4/7/2020	Prepare and send check; A/P correspondence. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/7/2020	Worked on cash receipts and disbursement analysis, testing of ANI Development. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
4/8/2020	Picked up, scanned, dropped of accounts payable checks. (1.3) Picked up locks and traveled to Lamont to secure electrical outlets; met with handyman and corresponded with T. Askey re same. (1.2) Corresponded with G. Rodriguez re shipment of hard drives. (.1) Reviewed and researched printer inventory; corresponded re same. (.4) Distributed tax payment; corresponded with L. Ryan re same. (.2) Corresponded with Paracorp re status of entity filings and account information. (.2)	3.4	A. Herren	\$ 202.50	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/8/2020	General operations, including review of invoice for loan tracking software. (0.2) 3415 Mission Blvd sale including review of PSA and discussion with broker re missing items to PSA and details of overbidding and process and requested changes from Atty Thiel. (1.0) Data production, including discussion with vendor re payment and coordinated same and coordinated delivery of hard drives to vendor. (0.2) Residential sales, including discussion with broker re overbidding for Zanzibar, discussion with broker re potential offer on Tennyson and changes to escrow instructions and addendum. (0.6) Prop Mgmt, including review of updated UD action limitations, discussion with Atty Garcia re nuisance tenant under UD, review of existing UD case status and discussion with K. Freitag re same, revisions to rent relief letter and discussion (various) to Mgr re same, provided guidance to Mgr re vacation rental dispute, approval of repairs to vacation rentals and updates with broker re showings. (1.7) Restaurant sales, including discussion with broker re status of Lamont and Himmelbergs, review of draft OM and discussion with K. Freitag re same, follow up with Atty Lorenzen re bulk sale instructions, discussion with buyer for Saska's re next steps and potential for purchase of other properties, discussion with K. Freitag re strategy on listing unsold restaurants, and discussion with broker re parking lot. (2.4)	6.1	G.Rodriguez	\$ 279.00	\$ 1,701.90	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,646.10	\$ -	\$ -	\$ -	\$ -	\$ -
4/8/2020	Attended to management services agreement, lender response preparation. (.7) Conferred with Atty Fates re: report. (.2) Coordinated website posting. (.1) Researched flood zone items as required by ins. co. (.8) Worked on Patio 101 docs with escrow. (.4) Conferred re: various, including COVID-19 related moratorium, vendors, lenders, etc. (1.9)	4.1	K. Freitag	\$ 315.00	\$ 1,291.50	\$ -	\$ -	\$ -	\$ -	\$ 1,291.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/8/2020	Conferred with accounting team, reviewed and researched Flores invoices from PlateIQ, reviewed payroll; conferred multiple times re outstanding vendors, Ecolab, copiers and bank reconciliation. (4.2)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/8/2020	Conferred with T. Hebrank re: forensic. (0.8)	0.8	S. Hoslett	\$ 292.50	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234.00
4/8/2020	Call with S. Hoslett on forensic testwork; follow up calls and review of files (1.8) Coordinate A/P processing (1.1)	1.9	T. Hebrank	\$ 315.00	\$ 598.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 567.00
4/8/2020	Worked on cash receipts and disbursement analysis, testing of ANI Development. (1.2)	1.2	V. Liguzinski	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00
4/9/2020	Corresponded with G. Rodriguez and E. Hughes re property security services; reviewed daily security reports. (.3) Corresponded with L. Ryan re vendor list. (.1) Met with Cosco for Himmelberg's fire sprinkler inspection; corresponded re same. (1.2)	1.6	A. Herren	\$ 202.50	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/9/2020	3515 Hancock sale, including various discussion with potential buyers, reviewed stipulation for lifting the foreclosure stay, provided K. Freitag re DD materials for the sale, preparation of an NDA for a potential buyer and discussion with T. Askey re building at the property. (1.4) Data production, including packaging of materials needed for copies and delivering to office to pickup. (2.0) General operations, including coordinating laptop for S. Coleman. (0.2) Tennyson sale, including review of updated offer and various discussions with broker re potential offers. (0.4) Randolph sale, including review of OM and provided guidance re same and discussion with broker. (0.9) Prop Mgmt, including updates on billing for LiveRez system, discussion with broker re termite tenting for 812 San Rafael, review of the retainer agreement and coordinated same for UD action against nonpaying tenant, approved invoices and approved cancellation of unneeded services. (0.8)	5.7	G.Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ 558.00	\$ -	\$ -	\$ 1,032.30	\$ -	\$ -	\$ -	\$ -	\$ -
4/9/2020	Attended to various operations items. (.2) Researched and worked on analysis for HELOC. (4.4) Dealt with restaurant AP, authority inquiry, GCC, Hancock related matters. (.9)	5.5	K. Freitag	\$ 315.00	\$ 1,732.50	\$ -	\$ -	\$ 1,386.00	\$ -	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/9/2020	Corresponded with team re Ecolab, accounts payable and copiers. (1.1) Conferred with K. Freitag re Bandini and researched ANI and ANI Development transactions re same. (1.5)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ 202.50	\$ -	\$ 148.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/9/2020	Prepared for and held teleconference with V. Liguzinski related to Perils of Pauline forensic accounting testing. (1.0)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
4/9/2020	Review, sign and mail A/P check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/9/2020	Confer with S. Hoslett re: and analyzed/tested Perils of Pauline. (3.1)	3.1	V. Liguzinski	\$ 225.00	\$ 697.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 697.50
4/10/2020	Conducted site inspection of parking lots. (.6) Prepared and shipped hard drives; corresponded with G. Rodriguez re same. (.9) Reviewed daily property security reports. (.1)	1.6	A. Herren	\$ 202.50	\$ 324.00	\$ -	\$ 182.25	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
4/10/2020	Call with S. Hoslett to discuss questions on American National Investments Inc. (.5)	0.5	C. Kuras	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/10/2020	Restaurant sales, including discussion with broker re closing for Bao Beach and coordinating closing documents for escrow, updates on OM for Next Wave and detailed discussion with brokers re changing economic times and details of each remaining property. (2.0) Property investigation for potential recovery asset. (0.2) General operations including approving vendor payments. (0.2) Data Discovery, including review of memo re costs for same and participated in conference call for the same. (0.7) Prop Mgt, including update on the foreclosures from Atty Garcia, approved repairs for 3415 Mission Blvd., update on the termite repairs at 809 San Rafael, (0.3) 3415 Mission Blvd, including discussion with broker and review of OM. (0.2)	3.6	G.Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ 251.10	\$ -	\$ 753.30	\$ -	\$ -	\$ -	\$ -	\$ -
4/10/2020	Transferred funds. (.5) Reviewed and followed up on IT repository correspondence. (.9) Conferred with B. Young re: website, possible CBD sale (reviewed insurance re: same). (.7) Conferred with Atty Fates re: HELOC and Hancock analysis. (.9) Reviewed and followed up with G. Rodriguez re: OMs. (.3) Attended to various operations items including inactive accounts, payables, liquor license renewals, etc. (.4) Conferred with lender re: pending sale and eviction status. (.1) Reviewed 3415 tenant matter, responded to same. (.2)	4.0	K. Freitag	\$ 315.00	\$ 1,260.00	\$ -	\$ -	\$ 567.00	\$ -	\$ 693.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/10/2020	Corresponded multiples times with Flores re vendors and corresponded with accounting team re dba license. (.6) Began receipts and disbursement report and began reconciling Chase accounts. (2.5)	3.1	L. Ryan	\$ 135.00	\$ 418.50	\$ -	\$ -	\$ -	\$ 337.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/10/2020	Continued review of bank account analysis prepared by C. Kuras; held teleconference related to the same. (1.0)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
4/10/2020	Worked on cash receipts and disbursement analysis, testing of Perils of Pauline. (3.0)	3.0	V. Liguzinski	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
4/11/2020	Worked on cash receipts and disbursement analysis, testing of Perils of Pauline. (1.5)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
4/12/2020	301 D sale, including reviewed update from contractor (0.2)	0.2	G.Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -
4/13/2020	Processed Wells Fargo bank deposits; scanned same; corresponded re same. (1.0) Attended weekly team conference call. (.7) Scanned and archived vendor invoices and insurance documents; corresponded re same. (.6) Researched data imaging and coding services for litigation; corresponded re same. (1.0) Reviewed daily property security reports. (.1)	3.4	A. Herren	\$ 202.50	\$ 688.50	\$ -	\$ 202.50	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/13/2020	3515 Hancock, including providing potential buyer information on sale and due diligence documents and coordinating NDA and discussion with K. Freitag re property tour. (0.6) Reviewed file for encryption and attempted to remove same. (0.3) Data production, including discussion with vendor re recovery of data, cross reference custodians and requested list and corresponded with Attys Fates and Farrel and K. Freitag re same. (1.0) Carmel sale, including review of insurance declarations and correspondence with accounting re termination of same after sale. (0.2) Randolph sale, including review of OM and forwarding same to K. Freitag for review. (0.2) Prop Mgmt, including approval for landscaping and clean up at Tennyson, University Ave and 809 San Rafael, review of the tenting for 812 San Rafael, approved plumbing and security repairs at University Ave, update on short term rental refunds. (0.7) Participated in all staff weekly call in. (0.7)	3.7	G.Rodriguez	\$ 279.00	\$ 1,032.30	\$ -	\$ 362.70	\$ -	\$ -	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/13/2020	Conferred with Atty Fates re: auctions and other misc. (.4) Conferred with MB landlord. (.4) Held team meeting and followed-up on various inquiries. (.10) Conferred with accounting re: Patio Marketplace accountings; reviewed same. (.11) Reviewed repository items, followed up and conferred on same. (.6) Followed upon W2 inquiries. (.5)	4.0	K. Freitag	\$ 315.00	\$ 1,260.00	\$ -	\$ 189.00	\$ -	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/13/2020	Corresponded with team re accounts payable and QuickBooks. (.3) Continued to work on receipts and disbursement report. (.6.0) Researched GCC W2's and compare to tax returns. (.8) Attended weekly call. (.7)	7.8	L. Ryan	\$ 135.00	\$ 1,053.00	\$ -	\$ -	\$ -	\$ 810.00	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/13/2020	Reviewed confidentiality agreement and Chicago Title additional document production. (.0.8)	0.8	S. Hoslett	\$ 292.50	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234.00
4/13/2020	Worked on cash receipts and disbursement analysis, testing of Perils of Pauline, Patio Marketplace. (.3.6)	3.6	V. Liguzinski	\$ 225.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810.00
4/14/2020	Followed up re data imaging and coding services for litigation; communicated with additional service providers re quote. (.5) Reviewed daily property security reports; corresponded with E. Hughes re same. (.2) Corresponded with Paracorp re entity change of agent forms. (.1) Corresponded with E. Hughes re leak repair at Surf Rider MB, fencing at Lamont and parking lots. (.3)	1.1	A. Herren	\$ 202.50	\$ 222.75	\$ -	\$ 101.25	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/14/2020	Finalize QuickBooks detail for City National #8632 & #7695, Endeavor #0161 & #0370, Chase #1057. (.1.8)	1.8	C. Kuras	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00
4/14/2020	3515 Hancock, including various discussions with potential buyer re tour and pricing guidance. (.0.3) Restaurant sales, including discussion with broker re Lamont and Himmelbergs, and discussion with K. Freitag re negotiations with lender on La Mesa and potential interest from buyers. (.0.4) University Ave update, including review of stipulated motion for foreclosure and update re sale listing. (.1.5) Vacation rental sales, including discussion with broker re overbidding instructions. (.0.1)	2.3	G.Rodriguez	\$ 279.00	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ -
4/14/2020	Conferred with Atty Fates re: GM lease and IP. (.2) Conferred with lender re: La Mesa. (.5) Conferred with buyer. (.3) Met with G. Rodriguez and L. Ryan re: various sale related and operations items. (.1.5) Reviewed joint motion on University property. (.1.1) Conferred re: Bandini analysis. (.1.2)	4.8	K. Freitag	\$ 315.00	\$ 1,512.00	\$ -	\$ -	\$ 378.00	\$ -	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/14/2020	Continued to work on receipts and disbursement report and reconcile Chase restaurant accounts. (.6.5) Reviewed ANI and Keller payables and corresponded/conferred with S. Coleman re same. (.9)	7.4	L. Ryan	\$ 135.00	\$ 999.00	\$ -	\$ -	\$ -	\$ 877.50	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/14/2020	Downloaded Chicago Title production. (.4)	0.4	L. Ryan	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
4/14/2020	Worked on cash receipts and disbursement analysis, testing of Patio Marketplace. (.2.3)	2.3	V. Liguzinski	\$ 225.00	\$ 517.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517.50
4/15/2020	Picked up, scanned, dropped of accounts payable checks. (.1.0) Corresponded re property security services. (.3) Coordinated Hancock property access. (.2) Corresponded re securing Surf Rider Mission Beach outside electric outlet. (.2)	1.7	A. Herren	\$ 202.50	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ -
4/15/2020	Finalize QuickBooks detail for Union Bank #6447, Chase #7299, #7696, #7916. (.5.1)	5.1	C. Kuras	\$ 225.00	\$ 1,147.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,147.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/15/2020	Prop Mgmt, including providing guidance on tenant deposit return, update on tenant rental payments, approved landscaping clean up of University Ave, approved invoice for termite tenting, reviewed and approved work for Lamont, requested proposals for 3415 Mission Blvd, and Surf Rider. (0.8) University Ave, including discussion with broker re potential offer and further review and revisions to stipulation. (0.6) Vacation rental sales, including confirming no overbids for Zanzibar, and detailed discussion with broker re new marketing strategy for remaining four homes. (0.5) 3515 Hancock including review/revisions to due diligence documents to provide to interested buyers, discussion with additional broker and provided NDA and DD items to same and coordinated tour. (1.4)	3.3	G.Rodriguez	\$ 279.00	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ -
4/15/2020	Followed up on bank issue for D Street; conferred re: various operations items. (.5) Updated University joint motion. (.3)	0.8	K. Freitag	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/15/2020	Conferred with team and T. McDonald re payroll items. (.6) Researched ANI Development, 401k and withdrawal in Charles Schwab account, worked on Ecolab and accounts payable with team and Flores. (4.5) Worked on Surfrider outstanding checks for receipts and disbursement report. (2.4)	7.5	L. Ryan	\$ 135.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ 324.00	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/15/2020	Reviewed additional QuickBooks files - Surf Life, 10th & J, 140 Keller street for testing by V. Liguzinski. (1.3)	1.3	S. Hoslett	\$ 292.50	\$ 380.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380.25
4/15/2020	Worked on cash receipts and disbursement analysis, testing of Surf Life. (4.4)	4.4	V. Liguzinski	\$ 225.00	\$ 990.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990.00
4/16/2020	Updated liquor/wine inventory; corresponded with E. Hughes re same. (1.2) Corresponded with T. Askey and E. Hughes re additional securing lock on additional electrical outlet at Lamont. (.4) Scheduled cleaning services at Swell Coffee; corresponded with E. Hughes re same. (.3) Reviewed daily property security reports. (.1)	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/16/2020	Worked on QuickBooks detail for Wells Fargo #0083. (.66) Met with Steve, Lisa & Ben regarding bank recs. (.3)	6.9	C. Kuras	\$ 225.00	\$ 1,552.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,552.50
4/16/2020	Restaurant sales, including discussion with broker re revised OMs, potential offer on restaurant and plans for La Mesa. (0.5) 3415 Mission Blvd sale, including discussion with broker re status of PSA. (0.1) Data production, including discussion with counsel and vendors re extraction of data for review, and creating backup copy of data. (0.5) Prop Mgmt, including reviewing updates from Mgr re repairs to properties, approving invoices for same and reviewing updates on vacation rentals. (0.4) Property tour with potential buyer for 3515 Hancock. (3.0)	4.5	G.Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ 139.50	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/16/2020	Attended to repository and liquor sale options review. (1.0) Conferred with restaurant ops director. (.4) Reviewed and attended to various D Street analysis and issues. (1.5) Dealt with PR request; conferred with Atty Fates re: same. (.5)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/16/2020	Continued to work on receipts and disbursement. (2.8) Corresponded with team re accounts payable and with vendor re payment. (1.0)	3.8	L. Ryan	\$ 135.00	\$ 513.00	\$ -	\$ -	\$ -	\$ 378.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/16/2020	Conferred with S. Hoslett and Christine re ANI bank rec. (.3)	0.3	L. Ryan	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
4/16/2020	Held conference call with L. Ryan and Christine the ANI bank accounts. (0.3) Reviewed additional QuickBooks download activity from ANI staff and work on updating testing template. (2.0)	2.3	S. Hoslett	\$ 292.50	\$ 672.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 672.75

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/16/2020	Review, sign and mail A/P check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/16/2020	Worked on cash receipts and disbursement analysis, testing of Surf Life, 10th & J LLC. (3.2)	3.2	V. Liguzinski	\$ 225.00	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720.00
4/17/2020	Picked up, counted and recorded parking lot cash. (1.8) Assisted with preparation of file boxes for scanning (1.0) Reviewed daily property security reports; corresponded with E. Hughes re same. (.2) Corresponded re cleaning company contact and scheduling and security at Lamont. (.4)	3.4	A. Herren	\$ 202.50	\$ 688.50	\$ -	\$ 202.50	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/17/2020	Data production, including update with SETEC re duplication of data and providing further instructions on the user data needed for extraction. (0.3) Vacation rental sale, including review of closing documents, coordinating same with escrow and broker and providing escrow with rental schedule for inclusion in sale. (0.6) Restaurant sales, including discussion with buyer re FF&E, review/approval of the escrow instructions for Bao Beach and discussion with potential overbidder for the same. (0.6) Prop Mgmt, including approval of invoices and weekly portfolio discussion with Mgr re status of the portfolio, covering updates on each property. (2.0)	3.5	G.Rodriguez	\$ 279.00	\$ 976.50	\$ -	\$ 83.70	\$ -	\$ -	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ -
4/17/2020	Researched Adams email items. (.6) Reviewed and signed Zanzibar documents. (.4)	1.0	K. Freitag	\$ 315.00	\$ 315.00	\$ -	\$ -	\$ 189.00	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/17/2020	Continued to work on receipts and disbursement report. (4.3) Conferred with Eden re bank statements and accounts located; researched Q1 Surfrider BOE payments. (2.0)	6.3	L. Ryan	\$ 135.00	\$ 850.50	\$ -	\$ -	\$ -	\$ 580.50	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/18/2020	Worked on cash receipts and disbursement analysis, testing of 132 & 140 Keller. (2.8)	2.8	V. Liguzinski	\$ 225.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630.00
4/20/2020	Attended weekly team conference call. (.7) Corresponded with S. Coleman re Ohio Unemployment. (.1) Scanned and archived vendor invoices; corresponded re same. (.2) Reviewed daily property security reports. (.1)	1.1	A. Herren	\$ 202.50	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ -
4/20/2020	140 Keller, including update from broker re status of the sale/marketing, and memo from mgr re operations and plans for resuming same. (0.3) Prop Mgmt, including discussion with Attys re eviction for tenant, follow up with Mgr re alarm at tenant and update on property clean-up. (0.3) 3515 Hancock sale, including discussion with broker re site visit, review of NDA and coordinated execution of the same and researched potential buyer. (0.3) Data production, including coordinating retainer for continued work on sorting user data, review of additional email account and coordinated copying of same and correspondence with K. Freitag re data contained therein. (1.0) General operations, including review/approval of employee hours. (0.1) Tennyson sale, including review of offer, update to addendum, discussion with atty Fates and broker re same and coordinated execution. (1.0) Weekly conference call with all staff. (0.7) Vacation rentals sales, including discussion with broker re status of court approval and discussion with Mgr re transfer of information. (0.2) University Ave, including discussion with broker re potential offer for the property. (0.8) Restaurant sales, including discussion with broker re marketing process and updates on existing sales expected next week, review of LOI for Crown Point, prepared memo to K. Freitag re same, reviewed of affidavits for sale of same. (0.9)	5.6	G.Rodriguez	\$ 279.00	\$ 1,562.40	\$ -	\$ 279.00	\$ -	\$ -	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/20/2020	Reviewed Crown Point offer. (.2) Held team meeting. (.7) Conferred with G. Rodriguez and accounting re: various, including sale related items. (.3) Conferred with Atty Fates re: Colorado atty request and gmail accounts. (.7)	1.9	K. Freitag	\$ 315.00	\$ 598.50	\$ -	\$ 220.50	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/20/2020	Continued to work on receipts and disbursement report for February. (5.1) Conferred with A. Castellano re Flores BOE Surfrider payments and corresponded with Flores re same. (1.0) Attended conference call with team. (.7)	6.8	L. Ryan	\$ 135.00	\$ 918.00	\$ -	\$ -	\$ -	\$ 688.50	\$ 229.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/20/2020	Worked on testing template and bank account activity coding issues. (1.0) Reviewed status of bank accounts. (.5)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438.75
4/20/2020	Review, sign and send check. (.2)	0.2	T. Hebrank	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/20/2020	Review and analysis of intercompany transactions (operating and loans). (2.5)	2.5	V. Liguzinski	\$ 225.00	\$ 562.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 562.50
4/21/2020	Met E. Hughes at Lamont for site inspection and to change locks; corresponded with Atlas Defense Security, B. Young and H. Rossi re keys. (2.7) Reviewed daily property security reports; corresponded with E. Hughes re same. (.2) Corresponded with City Wide re cleaning service at Swell Coffee. (.2)	3.1	A. Herren	\$ 202.50	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ -
4/21/2020	West Washington operations and sale, including coordinating Phase II inspection and discussion with Mgr re tenant notice for same and discussion with K. Freitag re scheduling of Phase II. (0.7) General operations including update on staffing, approval of invoice for rekeying property and reviewed and revised delinquency letters. (0.4) 3515 Hancock sale, including coordinating NDA and providing DD documents to broker. (0.3) Tennyson sale, including coordinating opening escrow, and discussion with broker re same. (0.4) Prop Mgmt, including update on eviction at West Washington, and approval for landscaping, update on potential SRMB repairs, discussion with Mgr re keys to Lamont and preparation of correspondence to tenant at 3415 Mission Beach seeking rent relief. (1.6) Vacation rental including discussion with K. Freitag re closing documents and discussions with escrow re exhibits. (0.3) University Ave sale, including detailed review of DD items, coordinating NDA and providing same to broker. (1.5)	5.2	G.Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
4/21/2020	Reviewed and processed Zanzibar and Tennyson sale documents. (.5) Conferred with Atty Zaro re: D Street and CTC. (.3) Researched CTC items and prepared response. (1.5) Conferred with G. Rodriguez re: various property management and sale related items; followed up re: E. Leitstein. (.6) Prepared landlord response to 3415 tenants. (.2) Reviewed Adams email and prepared D Street response draft. (.3)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 598.50	\$ -	\$ 472.50	\$ -	\$ -	\$ -
4/21/2020	Continued to work on receipts and disbursement report for March. (4.1) Corresponded with team re ANI accounts payable and check run; corresponded with Flores re BOE, March bank rec and reviewed ANI payroll; and researched old Lamont payroll. (3.8)	7.9	L. Ryan	\$ 135.00	\$ 1,066.50	\$ -	\$ -	\$ -	\$ 553.50	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/21/2020	Review and analysis of intercompany transactions (operating and loans). (1.5)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/22/2020	Deposited tax refund check. (.5) Picked up, scanned, dropped of accounts payable checks. (1.0) Picked up and filled out liquor license renewal for Chicken Pharm; forwarded same to K. Freitag. (.6) Reviewed daily property security reports; corresponded with E. Hughes re same. (.2) Corresponded re Lamont lock change expense. (.2) Reviewed vendor invoices; forwarded to accounts payable. (.2) Corresponded re file box pickup from Knox. (.3)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ 60.75	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
4/22/2020	Mixed use sales, including discussion with various brokers re listings, value and marketing for 3792 & 3816 Mission Blvd. (0.4) Insurance, including review of flood zone data for vacation rental properties and provided same information to K. Freitag and discussion with same re changing insurance brokers. (0.4) Residential sales, including research on agents and valuations for Camino Degrazia and La Mesa condo unit and requested sample listing agreements for both. (0.4) Restaurant sales, including discussion with Atty Fates re overbids for Bao Beach and parking lot, discussion with broker re SRCP, review and memo to K. Freitag re business sale instructions for Saskas, and discussion with Atty Thiel re Saskas sale. (0.7) Data production, including discussion with vendor re additional user data to capture and prepared memo to K. Freitag re status of various work being produced. (0.7) Hancock sale, including discussion with potential buyer re offer. (0.2) 3415 Mission Blvd sale, including detailed review of PSA, discussion with broker and Atty Thiel re same. (1.3) Prop Mgmt, including finalizing instructions and email responsive to tenant lease termination, discussion with same re other rent relief requested, review and approval of various repair invoices. (0.4)	4.5	G.Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ 195.30	\$ -	\$ -	\$ 1,060.20	\$ -	\$ -	\$ -	\$ -	\$ -
4/22/2020	Reviewed, revised and conferred with escrow re: Patio 101 and Saska's escrow documents. (1.6) Conferred with G. Rodriguez re: various sale related items. (.3) Attended to repository communications. (.1) Conferred with L. Ryan re: various, including ABC documents re: various liquor licenses. (.6) Reviewed and followed-up on various A/P items. (1.0)	3.3	K. Freitag	\$ 315.00	\$ 1,039.50	\$ -	\$ 31.50	\$ -	\$ -	\$ 1,008.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/22/2020	Continued to work on receipts and disbursement for March. (4.2) Conferred with T. McDonald re payroll update, PTO and 19s. (.3) Attended call with accounting team. (.5) Researched liquor license renewal; conferred with K. Freitag re: same. (.6) Researched accounts payable and Lamont payment research. (.7)	6.3	L. Ryan	\$ 135.00	\$ 850.50	\$ -	\$ -	\$ -	\$ 567.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/22/2020	Reviewed ANI tax K-1 from Tourmaline Equity and save to tax file. (0.2)	0.2	S. Hoslett	\$ 292.50	\$ 58.50	\$ -	\$ 58.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4/22/2020	Review and analysis of intercompany transactions (operating and loans). (3.3)	3.3	V. Liguzinski	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
4/23/2020	Archived and distributed Zanzibar property sale documents. (.5) Reviewed daily property security reports; corresponded with E. Hughes re same. (.2)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/23/2020	Began work on qtrly report. (0.3) Mixed use sales, incl discussion with broker re valuations and current status and listing agts for same. (0.3) Vacation Rentals sales, incl detailed discussion with broker re strategy for re-listing and mktg the properties. (0.3) Researched various potential properties for recovery for K. Freitag and provided a brief memo for each one detailing property sales history. (0.4) Tennyson sale, incl discussion with broker re update on offer. (0.1) General operations incl discussion with vendor re unpaid bill. (0.2) University Ave sale, incl updating MLS listing, and various discussions with potential buyers. (1.2) Corresponded with forensic IT vendor re payment and status update on duplication work. (0.1) 1775 Diamond eviction, incl discussion with Atty Garcia and requested follow up info from accounting to continue case and discussed same with Mgr. (0.4) Restaurant sales, incl discussion with broker re Court approval for Bao Beach, discussion with K. Freitag re sales strategy for SRLM and prep for discussion with brokers. (0.4) Residential sales, incl review of valuation for Camino Degrazia and University Ave condo and requested listing agreement and coordinated listing agt for same and coordinated clean-up and repairs for same. (0.9) Prop Mgmt, incl update on potential repairs at SRMB and approval of invoices. (0.2) Vacation Rental sales, incl discussion with K. Freitag re payoff for Zanzibar. (0.1)	4.9	G.Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ 27.90	\$ 111.60	\$ 83.70	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ -
4/23/2020	Reviewed Zanzibar payoff and GCC documents. (.3) Conferred with ops director re: Saska's closure. (.4) Conferred with D. Cohn re: various, including Lamont response. (.6) Reviewed and signed D.Champion escrow agreement, mortgage release, Camino DeGrazia listing (had to go get notarized). (1.4) Coordinated posting of website documents. (.4)	3.1	K. Freitag	\$ 315.00	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/23/2020	Conferred with team re liquor license and Lamont payroll. (.4)	0.4	L. Ryan	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/23/2020	Prepared and saved QuickBooks reports for four entities for forensic team. (2.1)	2.1	L. Ryan	\$ 225.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472.50
4/23/2020	Review, sign and mail A/P check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/23/2020	Review and analysis of intercompany transactions (operating and loans). (2.2)	2.2	V. Liguzinski	\$ 225.00	\$ 495.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495.00
4/24/2020	Met Knox for file boxes pickup for scanning; corresponded re Hancock pickup. (.6) Scheduled locksmith and cleaning services for Saska's; corresponded with H. Rossi re same. (.4) Corresponded with Atlas Defense re additional security for Saska's and access to Lamont; corresponded with E. Hughes re same. (.4)	1.4	A. Herren	\$ 202.50	\$ 283.50	\$ -	\$ 121.50	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/24/2020	Residential sale, including update from broker re Camino Degrazia. (0.1) University Ave sale, including discussion with various buyers re property and coordinating site tours and reviewing offer for sale. (1.2) 4030 Randolph sale, including discussion with broker re marketing, review of OM with K. Freitag and discussed revisions to same and discussion with broker re revisions. (0.7) 3415 Mission Blvd sale, including discussion with broker re new offer, review of new PSA, discussion with broker, K. Freitag and Atty Thiel re same. (0.8) Prop Mgmt, including discussion with Mgr re vacation rental terms, and updates on repairs at properties and discussion with accounting re payments for tenant that are being held. (0.4) Restaurant sales, including review of PSA for Crown Point and conveying same to buyer, review of tentative offer for Ocean Beach and discussion with K. Freitag re same, update from K. Freitag re closure of Saskas, discussion with broker for Saskas re remaining properties to sell, updates from Atty Klinger re escrow instructions for business. (1.4) Data production, including further discussion with vendor re changes to data production parameters. (0.2)	4.8	G.Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ -
4/24/2020	Attended to various operational matters, including Saska's closure, accounts payable. (2.0) Followed up with insurance flood zone information. (.3) Conferred with B. Young re: CBD options. (.4) Conferred with G. Rodriguez re: sale related items. (.4) Reviewed Randolph OM. (.9) Reviewed Saska's liquor license escrow docs. (.6) Conferred various re: lien and contract language. (.2)	4.8	K. Freitag	\$ 315.00	\$ 1,512.00	\$ -	\$ -	\$ -	\$ -	\$ 1,512.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/24/2020	Reviewed accounts payable for Surfrider and ANI, corresponded re DMV renewals on vehicles and coordinated restaurant final clean. (2.2)	2.2	L. Ryan	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/24/2020	Reviewed additional QuickBooks files for testing by V. Liguzinski including Heart Surf II, Luv Surf, Cultivate Coffee, etc. (1.7)	1.7	S. Hoslett	\$ 292.50	\$ 497.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497.25
4/24/2020	Review and sign checks. (.3)	0.3	T. Hebrank	\$ 315.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/25/2020	Corresponded with K. Freitag and H. Rossi re new lockbox code for Saska's; updated same. (.2) Corresponded with T. Askey re lockbox at Luv Surf office; researched same. (.2) Reviewed daily property security reports. (.1)	0.5	A. Herren	\$ 202.50	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ -
4/25/2020	University sale, including further coordination of site tour, and discussion with Mgr re repairs at the property. (0.3)	0.3	G.Rodriguez	\$ 279.00	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ -
4/25/2020	Worked on cash receipts and disbursement analysis, testing of Cultivate Coffee. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
4/26/2020	Scheduled Zoom for weekly team conference call; corresponded with K. Freitag re same. (.2) Reviewed daily property security reports. (.1)	0.3	A. Herren	\$ 202.50	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ -
4/26/2020	Worked on cash receipts and disbursement analysis, testing of Cultivate Coffee. (3.5)	3.5	V. Liguzinski	\$ 225.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787.50
4/27/2020	Attended weekly team conference call; corresponded re same. (.8) Corresponded with T. Askey re lockbox at Luv Surf Office and parking lot violators. (.2) Updated mechanic's lien list; corresponded with L. Ryan re same. (.4) Updated property key list and reviewed daily property security reports; corresponded with E. Hughes re same. (.4) Reviewed daily property security reports. (.1)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/27/2020	Vacation rental sales, including discussion with broker re sale of same, discussion with Mgr re removal of personal property from Zanzibar, review of renewed listing agreements and prepared memo to K. Freitag re same. (1.0) Restaurant sales, including updates on insurance from broker, discussion with broker re court approval, review of offer for SROB and discussion with broker re offer. (0.4) 4030 Randolph sale, including approval of the OM with broker for emailing. (0.1) 3415 Mission Blvd sale, including discussion with broker re changes to PSA and same discussion with Atty Thiel. (0.2) West Washington site tour, including coordinating access with vendor. (0.2) Vacation rental sales, including discussion with brokers re changes to the listing agreements and new pricing and marketing efforts. (0.2) University sale, including discussion with various potential buyers, provided NDA and discussion re sales efforts, detailed review of offer and prepared memo to Atty Thiel re same and discussion with K. Freitag re insurance for property pending potential sale. (1.5) Participated in weekly all staff meeting. (0.8)	4.4	G.Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
4/27/2020	Conferred with Saska's buyer re: media inquiry/article. (.3) Held team meeting. (.8) Updated analysis and reviewed issues on D Street and other operational items, including call with lender. (2.9) Attended call re: La Mesa property (counsel and lender). (.6)	4.6	K. Freitag	\$ 315.00	\$ 1,449.00	\$ -	\$ -	\$ -	\$ -	\$ 1,449.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/27/2020	Attended team call. (.8) Conferred with accounting team re TOT and Luv Surf/Luv Surf Brands intercompany, reviewed insurance bill and reconciled same to current employees, reviewed mechanics lien and reviewed Surfrider and Saska's accounts payable requests from Flores. (5.6)	6.4	L. Ryan	\$ 135.00	\$ 864.00	\$ -	\$ -	\$ -	\$ -	\$ 864.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/27/2020	Review various QuickBooks files downloaded by ANI staff for testing. (1.0)	1.0	S. Hoslett	\$ 292.50	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50
4/27/2020	Review and pay invoice. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/27/2020	Worked on cash receipts and disbursement analysis, testing of Cultivate Juicing, Patio Express. (5.8)	5.8	V. Liguzinski	\$ 225.00	\$ 1,305.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305.00
4/28/2020	Corresponded with T. Askey re parking lots. (.2) Corresponded with T. Askey re invoice for locksmith. (.1) Met with H. Rossi and picked up Saska's closing cash; corresponded re locksmith invoice re same; corresponded with L. Ryan re same. (1.0) Reviewed daily property security reports. (.1)	1.4	A. Herren	\$ 202.50	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/28/2020	Update on insurance policies for Lamont and Bandini property. (0.1) Residential sales, including discussion with broker re Tennyson, Camino Degrazia and Bella Pacific. (0.4) 3415 Mission Blvd sale, including review of executed PSA and discussion with Atty Thiel re same and coordinated execution of same with K. Freitag. (0.3) University Ave sale, including discussion with potential buyers re same. (0.7) 140 Keller operations and sales, including discussion with broker re status of listing and review of plans to open up space. (0.4) Prop Mgmt, including follow up with accounting re tenant payments, approved vendor invoices, discussion with Mgr re invoices and repairs needed at Salem Ct & Camino Degrazia, correspondence with Atty Garcia re tenant in Randolph, reviewed update on moved out tenant at 3415 Mission Blvd and provided necessary documents re same. (1.0) Vacation listing agreements, including approval of new listing terms. (0.3)	3.2	G.Rodriguez	\$ 279.00	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/28/2020	Reviewed and signed listing agreements for vacation rentals (revised pricing). (.2) Reviewed and signed Zanzibar notice, 3415 documents. (.8) Conferred with Knox. (.2) Conferred re: Chicken Pharm liquor license sale closing. (.1) Conferred with liquor license escrow re: various. (.2)	1.5	K. Freitag	\$ 315.00	\$ 472.50	\$ -	\$ 63.00	\$ -	\$ -	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/28/2020	Conferred and corresponded with team re accounts payable, ABC license payments, utility list, open ap for ANI and properties, researched Surfrider paid outs with B. Young and corresponded with vendor re May invoices. (4.3)	4.3	L. Ryan	\$ 135.00	\$ 580.50	\$ -	\$ -	\$ -	\$ -	\$ 580.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/28/2020	Worked on cash receipts and disbursement analysis, testing of Patio Express, Heart Surf II. (4.3)	4.3	V. Liguzinski	\$ 225.00	\$ 967.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 967.50
4/29/2020	Picked up, scanned, dropped of accounts payable checks. (1.0) Counted, recorded and deposited closing cash for Saska's; deposited parking lot cash; corresponded re same. (1.5) Deposited rent checks; corresponded re same. (.4) Reviewed daily property security reports. (.1)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/29/2020	Restaurant sales, including further update from broker re PSA changes, review of revised PSA, and coordinated review of executed PSA with Atty Thiel. (0.3) Prop Mgmt, including discussion with Atty Setzler re eviction on West Washington, update on the rent payments for 1775 Diamond, conference call with Mgr re portfolio, update on returned vacation rental payment. (2.1) 301 D Street, including update from City re negotiations with lender. (0.1) 140 Keller operations, including update on needed supplies. (0.1) 3415 Mission Blvd, including discussion with broker re access to the property, discussion with backup buyer re overbidding. (0.3) University Ave sale, including discussion with broker re property inspection, discussion with K. Freitag re loan terms, discussion with Atty Thiel re details of PSA. (0.5) Residential sales, including update with brokers re open listings, review of new offer for Tennyson and preparation of addendum to purchase agreement. (0.7) Update with vendor re Phase II at West Washington (0.1)	4.2	G.Rodriguez	\$ 279.00	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ -
4/29/2020	Conferred with buyer for Saska's re: inventory, cleaning, etc. (.2) Conferred with G. Rodriguez re: Univ. (.1)	0.3	K. Freitag	\$ 315.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/29/2020	Responded to multiple emails re invoices, Flores, cleaning, Citywide and bank deposits; corresponded with Flores re BOE. (2.4) Attended call with accounting team re WestAir, BOE filings and Saska's contracts. (1.1)	3.5	L. Ryan	\$ 135.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/29/2020	Reviewed status of ANI Wells Fargo bank account activity prepared by ANI staff. (1.3)	1.3	S. Hoslett	\$ 292.50	\$ 380.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380.25
4/29/2020	Worked on cash receipts and disbursement analysis, testing of Heart Surf II. (1.0)	1.0	V. Liguzinski	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
4/30/2020	Corresponded with L. Ryan re liquor license. (.2) Corresponded with Atlas Defense and E. Hughes re Lamont lockbox issues and replacement. (.2) Corresponded re rent check deposit. (.1) Reviewed daily property security reports. (.1) Conferred with E. Hughes re break-in at Himmelberg's. (.3)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
4/30/2020	Reviewed and approved flood insurance for 809 San Rafael. (0.1) 301 D update including discussion with City and K. Freitag. (0.1) Data production, including discussion with vendor re preparation of files. (0.1) 3415 Mission Blvd sale, including discussion with broker re site visit and discussion with Mgr re cleanup at the property and tenant move out. (0.4) General operations, including coordinating with staff re alarm at Himmelberg's and lockbox at Lamont. (0.4) West Washington, including discussion with K. Freitag re strategy on sale, discussion with buyer re continued interest, update from environmental vendor re onsite meeting and discussion with Atty Stelzer re lockout of tenant. (0.8) Tennyson sale, including detailed discussion with buyer, broker and K. Freitag re various questions on transaction and coordinated execution of purchase agreement. (1.0) Lamont liquor sale, including review of auction agreement. (0.3)	3.2	G.Rodriguez	\$ 279.00	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ 864.90	\$ -	\$ -	\$ 27.90	\$ -	\$ -
4/30/2020	Reviewed liquor auction contract; conferred with G. Rodriguez re: same. (.6) Reviewed and signed Tennyson sale docs, Pullman extension, Saska's liquor license escrow; conferred with G. Rodriguez re: same and W. Washington. (1.2) Transferred funds and attended to issues of Himmelberg's break-in. (.6) Researched lender account; conferred with team re: same. (.7)	3.1	K. Freitag	\$ 315.00	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -
4/30/2020	Researched payroll levy on ANI, corresponded with Flores re Kaiser, daily cash rec, mail TOT return and reconciled Lamont Chase account. (2.0) Conducted investment payment research in ANI Development and verify proof of payment in bank records. (1.0)	3.0	L. Ryan	\$ 135.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/30/2020	Review, sign and mail A/P check run. (1.0)	1.0	T. Hebrank	\$ 315.00	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
4/30/2020	Worked on cash receipts and disbursement analysis, testing of Heart Surf II. (4.5)	4.5	V. Liguzinski	\$ 225.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50
5/1/2020	Contacted security to schedule weekend services; met E. Hughes, security and police at Himmelberg's re break-in; changed lockbox code; corresponded with K. Freitag and G. Rodriguez re same. (7.0) Corresponded with T. Askey re parking lots and securing window at Himmelberg's. (.2) Corresponded with Z. Nielson re break-in at Himmelberg's and property sale. (.2) Corresponded with security re Lamont lockbox. (.1) Reviewed daily property security reports. (.1) Corresponded with E. Hughes and security re Saska's access. (.2) Corresponded re access at Lamont. (.2)	8.0	A. Herren	\$ 202.50	\$ 1,620.00	\$ -	\$ -	\$ -	\$ -	\$ 1,620.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/1/2020	Corresponded with investor re case update. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/1/2020	Insurance review with K. Freitag, review of entire portfolio and discussion re changes to brokerage, discussion with broker re terms of policy and potential changes to agreement, review of invoice for policy and discussion with broker re same. (0.8) Residential sales, including discussion with broker re update on listings for Tennyson, Camino Degrazia and Bella Pacific, discussion with buyers re overbidding on Tennyson and discussion with other broker re closing for Zanzibar. (0.7) Data production, including discussion with vendor re information needed for cost sharing estimates. (0.2) Restaurant sales, including discussion with broker re access to Lamont and court approval, and coordinated review of PSA execution for Crown Point transaction. (1.3) West Washington update from environmental consultant. (0.2) Quarterly report including update to asset schedule. (1.0) University Ave sale, including various discussion with potential buyers, reviewed NDA and provided requested DD information and discussion with Atty Thiel re PSA. (0.7)	4.9	G.Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ 55.80	\$ -	\$ 279.00	\$ 1,032.30	\$ -	\$ -	\$ -	\$ -	\$ -
5/1/2020	Conferred with Atty Friedrichs re: potential liquor sale. (.1) Conferred with G. Rodriguez re: insurance. (.2)	0.3	K. Freitag	\$ 315.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/1/2020	Reconciled Marketplace Chase and researched cleared checks, corresponded with Chase re same and researched invoices paid from Lamont Wells Fargo. (2.4) Corresponded with Flores re daily cash rec, review reports re same and conferred multiple times with accounting team re census, Marketplace and Lamont. (2.1)	4.5	L. Ryan	\$ 135.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/1/2020	Worked on the testing status overview and template format updates for uniformity. (3.0)	3.0	S. Hoslett	\$ 292.50	\$ 877.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 877.50
5/2/2020	Corresponded re access at Lamont. (.2) Conferred and corresponded re security at Himmelberg's. (.3)	0.5	A. Herren	\$ 202.50	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/2/2020	Update on security at Himmelberg's (0.1)	0.1	G.Rodriguez	\$ 279.00	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -
5/3/2020	Reviewed daily property security reports; corresponded with E. Hughes re same. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/4/2020	Attended weekly team conference call. (1.0) Scanned and archived mechanic's liens; updated list; corresponded with K. Freitag re same. (.4) Uploaded photos from Himmelberg's break-in; corresponded with police department re same. (.6) Updated liquor inventory; corresponded with K. Freitag and E. Hughes re same. (1.6) Processed Valle Vista mortgage payment. (.2) Corresponded re broker access at Lamont. (.3)	4.1	A. Herren	\$ 202.50	\$ 830.25	\$ -	\$ -	\$ -	\$ -	\$ 830.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/4/2020	3415 Mission Blvd sale, including discussion with broker re cancellation of agreement and discussion with Atty Thiel re update on agreement. (0.4) Prop Mgmt, including review and approval of invoices for property repairs and maintenance and discussion with Atty Garcia re UD action for 1775 Diamond. (0.5) 301 D: review listing agreement for broker and discussion with K. Freitag re same, update on liens. (0.4) Worked on transitioning insurance policy brokers. (0.7) Update with broker re property insurance and changes to same. (0.1) University Ave sale, including discussion with more interested buyers, review of revised PSA and coordinated same with buyer and coordinated showing for same property. (0.9) Reviewed/approved employee timesheet for temp employee. (0.1) Participated in weekly conference call. (1.0) Restaurant sales, including discussion with broker re court approval and interest in Crown Point SR, Himmelbergs and Lamont, coordinating site visit, and providing information to broker re potential Crown Point SR overbid PSA and process. (0.6) Residential sales update, including update on listing agreement changes and review of updated marketing, discussion with broker for Tennyson re question on overbidding, updates on repairs to Camino Degrazia. (0.5)	5.2	G.Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
5/4/2020	Conferred with Atty Friedrichs, E. Hughes and A. Herren re: potential liquor sale. (.5) Met with team for weekly Zoom call. (1.0) Signed NDA for Univ. (.1) Conferred with accounting re: various. (.2) Researched COVID guidance impact on Keller co-work. (.3)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/4/2020	Corresponded with accounting team re Toast, Marketplace withdrawals, accounts payable and researched BOE filing. (1.3) Attended conference call with ANI team. (1.0)	2.3	L. Ryan	\$ 135.00	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/4/2020	Worked to review Chicago Title subpoena production documents (over 100,000 pages). (4.5)	4.5	S. Hoslett	\$ 292.50	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,316.25
5/5/2020	Met contractor to secure window at Himmelberg's; corresponded re same. (1.9) Inspected sounding alarm at Himmelberg's; reset same; corresponded with G. Rodriguez re same. (1.0) Conferred and corresponded with T. Askey re windows at Himmelberg's and parking lots. (.4) Reviewed vendor invoices; forwarded same to accounting. (.2) Updated property key list; corresponded with E. Hughes re same. (.2) Revised liquor inventory; corresponded with K. Freitag re same. (1.2) Corresponded with vendor re payment status. (.1) Corresponded re fire system at Himmelberg's. (.1)	5.1	A. Herren	\$ 202.50	\$ 1,032.75	\$ -	\$ -	\$ -	\$ -	\$ 1,032.75	\$ -	\$ -	\$ -	\$ -	\$ -
5/5/2020	Continued work on quarterly report. (2.4) 140 Keller update on operations. (0.1) Residential sales, including review of disclosures for Tennyson and updates on future rentals for Zanzibar. (0.2) University Ave, including providing NDA to additional buyers and discussions with brokers re same. (0.5) Restaurant sales, including updates from escrow on Crown Point SR deposit, access to Lamont location and discussion with broker re court approval and review of updated prelim for Crown Point SR. (0.4) Discussion with K. Freitag re return of van to Mercedes Benz. (0.1) Prop Mgmt, including reviewing and approving invoices, discussion with staff re repairs at Himmelberg's and Lamont, discussion with Mgr re potential tenant at 3415 Mission Blvd and changing locks at West Washington and cleanup of the same post tenant, and updates on security at Himmelbergs (1.2)	4.9	G.Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ -	\$ -	\$ 669.60	\$ 697.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/5/2020	Conferred with H. Rossi re: various maintenance items, van, HR, opening thoughts, etc. (.2) Reviewed accounts payable. (.2) Followed upon on financials and co-work ops. (.2) Worked on liquor inventory; reviewed/revised contract for same. (.4) Provided vendor list to Saska's buyer; reviewed/conferred with counsel re: escrow docs. (.4) Reviewed and signed Tennyson disclosure docs. (1.1)	2.5	K. Freitag	\$ 315.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/5/2020	Corresponded with team re check run and accounts payable, conferred S. Coleman re vendor payments and reviewed ANI, Keller and misc entity accounts payable. (2.6)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/5/2020	Continued review of Chicago Title subpoena production. (6.0)	6	S. Hoslett	\$ 292.50	\$ 1,755.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755.00
5/6/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.3) Inspected food truck; corresponded re same. (.5) Corresponded with Z. Nielson re fire alarm system repair and police report contact for Himmelberg's. (.2) Conferred and corresponded with Cosco and Central Dispatch re fire system at Himmelberg's; conferred and corresponded with E. Hughes and accounting re same. (1.6) Researched email account; corresponded with L. Ryan re same. (.2) Researched computer/tablet inventory; corresponded re same. (.5) Corresponded with security re parking lot services; reviewed daily property security reports; corresponded re same. (.6)	4.9	A. Herren	\$ 202.50	\$ 992.25	\$ -	\$ -	\$ -	\$ -	\$ 992.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/6/2020	Residential sales, including discussion with K. Freitag re timing of open offers. (0.2) Prop Mgmt, including updates on fire alarm at Himmelbergs, review and approval of vendor invoices, update with Atty Stelzer re UD action at West Washington, and coordinating site visit with Phase II inspector. (1.0) Continued work on quarterly report. (4.3) Restaurant sales, including review of approval orders and began coordinating closing of the sales for Swell, Saskas and Bao Beach (0.5)	6.0	G.Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ -	\$ -	\$ 1,199.70	\$ 474.30	\$ -	\$ -	\$ -	\$ -	\$ -
5/6/2020	Initiated mortgage payments; conferred with lenders re: same and updates. (1.2) Coordinated documents for website posting. (.1) Conferred with E. Hughes, L. Ryan re: D street payables, operations, alarm systems, auction agreement. (1.0) Conferred with G. Rodriguez re: various sale related items, insurance and operations. (.6) Reviewed insurance correspondence from Marsh; conferred re: worker's comp. (1.0) Conferred with Atty Fates re: repository and Bandini. (.4) Reviewed EDD refund. (.1) Reviewed invoice and conferred with counsel re: D Street. (.5) Provided Chain of Custody doc to Knox. (.1)	5.0	K. Freitag	\$ 315.00	\$ 1,575.00	\$ -	\$ 31.50	\$ -	\$ -	\$ 1,543.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/6/2020	Attended conference call with team, reviewed payroll for ANI, conferred multiple times with accounting team re Himmelberg, alarm onsite, researched fire alarm service providers and conferred with A. Herren and A. Castellano re same. (5.1) Reviewed and approved accounts payable, reviewed Tri Corp expense and researched deposits for S. Coleman. (2.3)	7.4	L. Ryan	\$ 135.00	\$ 999.00	\$ -	\$ -	\$ -	\$ -	\$ 999.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/6/2020	Prepared files for testing by V. Liguzinski including Perils of Pauline, Patio on Lamont, PRB Phoenix, High Tide, etc. (1.5)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438.75

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/7/2020	Collected parking lot cash; issued warnings to unauthorized vehicles; photographed same. Corresponded with security and Western towing re security services at lot. (1.6) Corresponded with Z. Nielson re security at Himmelberg's and shared utilities. (1.1) Processed liquor license transfer docs for Saska's; scanned and archived same. (5) Conferred re fire and security systems at properties. (5) Reviewed daily property security reports; corresponded re same. (2) Corresponded with security re access to Lamont. (2) Corresponded re food truck. (2)	3.3	A. Herren	\$ 202.50	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/7/2020	Corresponded with investor re case update. (1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
5/7/2020	Prop Mgmt, including discussion with vendor re alarm monitoring, and approval with Mgr re repairs to vacant property. (0.3) 3415 Mission Blvd, including discussion with counsel re PSA and follow up with broker re same. (0.1) West Washington environmental review, including continued coordination with vendor. (0.1) 140 Keller operations, including approval of cleaning/sanitization expenses. (0.1) Residential sales, including providing broker with disclosures for Tennyson, and discussions with same re cleanup & repairs at Degrazia and Bella Pacific, coordinating photos shoots for both properties and detailed discussion of inspection report at Tennyson with broker and K. Freitag. (1.5) Restaurant sales, including discussion with broker, escrow and K. Freitag re next steps for sale, review of Crown Point PSA and submitted same to Atty Fates for preparation of sale motion and discussion with Atty Thiel re Ocean Beach PSA. (1.2) Update on listing agreement for Anaktuvak Pass, AK property. (0.1) Continued work on quarterly report. (2.5)	5.9	G.Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ -	\$ -	\$ 697.50	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
5/7/2020	Reviewed Swell, Saska, Bao order; conferred re: same. (4) Reviewed and signed liquor license transfer for Saska's. (2) Conferred with operations director. (5) Conferred with G. Rodriguez re: various sale related and property inspection information. (5) Prepared comprehensive update for D Street GC; conferred with Atty Zaro re: same. (1.2) Prepared comprehensive summary of Fox Plaza scenario; conferred with Atty Fates re: same. (1.0)	3.8	K. Freitag	\$ 315.00	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/7/2020	Corresponded multiple times re vendor, invoices, ABC backup, census, bank activity and transfer for payroll. (2.5) Made deposit at Wells Fargo. (2)	2.7	L. Ryan	\$ 135.00	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/7/2020	Prepared reports for ANI and Luv Surf forensic review. (6)	0.6	L. Ryan	\$ 225.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00
5/7/2020	Review, sign and send A/P check run. (9)	0.9	T. Hebrank	\$ 315.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/8/2020	Collected, counted and recorded parking lot cash; towed unauthorized vehicle; met with security re lot services. (3.8) Moved items out of food truck; corresponded with K. Freitag same. (1.0) Met with E. Hughes to inspect Lamont property. (1.0) Delivered check to H. Rossi at Surf Rider LM. (5) Scanned, archived and delivered Saska's liquor license transfer forms to Heritage Escrow. (6)	6.9	A. Herren	\$ 202.50	\$ 1,397.25	\$ -	\$ -	\$ -	\$ -	\$ 1,397.25	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
5/8/2020	Restaurant sales, including review of Order approving sale and discussion with broker and escrow re same, and discussion with Atty Fates re sale of Crown Point SR. (0.6) Continued work on insurance, including various discussion with broker and K. Freitag re terms of insurance changes and appropriate coverage changes based on various policy changes. (0.6) Residential sales, including discussion with broker re updates on Tennyson sale, update with broker re sale of Zanzibar, and discussion with broker re updates to Camino Degrazia and Bella Pacific and referral agreement on mixed unit properties on Mission Blvd. (0.6) General Operation, including discussion with staff re social distancing. (0.1) Prop Mgmt, including discussion with vendor re fire watch services, discussion with Atty Stelzer re West Washington property, reviewed and approved various invoices, site visit to various properties in Mission Beach (3.5)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ -
5/8/2020	Conferred with scanning vendor (repository). (.2) Conferred with lender re: environmental report and D street insurance. (.2) Coordinated vendor payments. (.1) Reviewed insurance coverages; conferred with G. Rodriguez. (.8) Provided data for Crown Point sale motion. (.2) Conferred with Patio 101 buyer re: license renewal. (.1) Reviewed co-work financials. (.4) Conferred with Bao landlord re: court approval and docs needed for closing. (.3)	2.3	K. Freitag	\$ 315.00	\$ 724.50	\$ -	\$ 63.00	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/8/2020	Obtained plateiq invoices, reviewed Flores accounts payable for Surfrider, Saska's and Lamont, reviewed tax notices and forwarded accordingly and prepared Young Market schedule of invoices for return for Saska's and Surfrider. (5.2) Corresponded re Lamont census, re accounts payable and conferred with A. Castellano re mail. (1.4)	6.6	L. Ryan	\$ 135.00	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/10/2020	Met with H. Rossi to provide access and retrieve keys for access to Surf Rider LM. (1.0) Met security at parking lot re key access. (1.0)	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/11/2020	Attended weekly team conference call. (.8) Collected, counted and recorded parking lot cash; issued unauthorized vehicle warnings; photographed same; dropped off to accounting for cross check. (2.0) Corresponded re liquor licenses for sale. (.1) Corresponded re Himmelberg's water service. (.1)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/11/2020	Univ Ave sale, incl discussion with broker re changes to PSA and discussion with Atty Thiel re same. (0.6) 3415 Mission Blvd sale, incl review of PSA and discussion with broker and buyer re same. (0.6) Participated in weekly meeting. (0.6) Residential sales, incl review of marketing photos and video for sale of Camino Degrazia and Bella Pacific, discussion with broker re status of vacation rentals and listing proposal for mixed use properties and update with K. Freitag on Tennyson and coordinating disclosure. (0.7) Prop Mgmt, incl update on environmental work at West Washington, researching and drafting settlement correspondence with former tenant at Randolph and communicating same, discussions with K. Freitag re UD action for commercial tenant, and same discussion with Atty Stelzer, and coordinating tenant notice for entry on West Washington re environmental work. (1.6) General operations, incl review & approval of various invoices, approval of temp employee timesheet, review of vendor invoices and began negotiation for settlement and coordination with K. Freitag re same. (0.4) Restaurant sales, incl review & revisions to Crown Point sale motion, discussion with broker re overbidding for same and coordinated posting legal notice, review of correspondence from K. Freitag re Bao Beach and La Mesa SR, discussion with broker re Lamont sale and potential purchase of leased pkg lot. (1.5)	6.0	G.Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/11/2020	Reviewed and updated Crown Point Motion and Declaration. (.6) Coordinated documents for website posting. (.1) Worked on report and the associated asset list. (4.3) Conferred with G. Rodriguez re: UD, prospective vendor settlement, and sale related (primarily Bao). (.7) Followed up with Saska's buyer re: vendor list. (.1) Conferred with counsel re: Bao. (.1) Reviewed and signed Tennyson disclosure. (.1)	6.0	K. Freitag	\$ 315.00	\$ 1,890.00	\$ -	\$ -	\$ -	\$ 1,354.50	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/11/2020	Attended conference call with ANI team, corresponded multiple times with accounting team re Lamont payroll, accounts payable. (2.2)	2.2	L. Ryan	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/11/2020	Conferred with B. Young and S. Hoslett re ANI bank rec. (.3)	0.3	L. Ryan	\$ 225.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50
5/11/2020	Review ANI bank records and QuickBooks accounts for account 0083. (.4) Work on reconciliation between QBs and bank reconciliation. (2.0) Discuss with L. Ryan and B. Young. (.3)	2.7	S. Hoslett	\$ 292.50	\$ 789.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 789.75
5/11/2020	Worked on cash receipts and disbursement analysis, testing of Luv Surf. (2.1)	2.1	V. Liguzinski	\$ 225.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 472.50
5/12/2020	Conferred with parking lot violator re monthly parking; conferred with K. Freitag re same. (.3) Reviewed daily security reports; corresponded re same. (.4) Followed up with K. Freitag re vendor payment. (.1) Reviewed vendor invoices; forwarded to accounting. (.2) Corresponded re security at Lamont. (.2)	1.2	A. Herren	\$ 202.50	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/12/2020	Worked on QuickBooks detail for Wells Fargo #0083. (2.3)	2.3	C. Kuras	\$ 225.00	\$ 517.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/12/2020	Vacation rental operations, including request for cancellation. (0.1) Randolph St. sale update, including discussion with broker re marketing efforts. (0.2) Zanzibar sale, including reviewing order, and coordinating documents with escrow and broker. (0.3) University Ave sale, including review of revised PSA, coordinating execution of the same and providing rent roll to additionally interested buyer. (0.6) West Washington sale, including preparation of LOI for potential buyer and coordinating onsite work with Phase II consultant. (0.8) Personal property auctions, including discussion with IT vendor re preparation of IT equipment and discussion with K. Freitag re same. (0.5) General operations, including further discussion with vendor re settlement on lien amounts, review of vendor invoices and providing copies of same to accounting. (0.7) Restaurant sales, including reviewing interest from potential buyer and coordinating contact information with brokers, discussion with K. Freitag and Colliers re sale of Lamont and Himmelbergs and update with broker on the sale of same to discuss with Lender re short sale, and discussion with K. Freitag re changes to Bao Beach lease. (1.0) General operations including reviewing and approving invoices. (0.1)	4.3	G.Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
5/12/2020	Coordinated documents for website posting. (.1) Corresponded with counsel re: CTC settlement. (.7) Worked on report, conferred with counsel. (2.3) Reviewed payables. (.1) Conferred re: Zanzibar approval. (.1) Reviewed and conferred with landlord re: amendment to lease (OB). (.3)	3.6	K. Freitag	\$ 315.00	\$ 1,134.00	\$ -	\$ -	\$ -	\$ 724.50	\$ 189.00	\$ -	\$ 220.50	\$ -	\$ -	\$ -
5/12/2020	Researched and sent B. Young historical ANI bank statements for reconciliation, conferred with accounting team re accounts payable, reviewed accounts payable for ANI, Keller and properties and worked on April cash reconciliation for Flores. (4.4) Conferred with A. Castellano re Lamont and Surfrider activity and BOE license. (.4) Revised receipts and disbursement for Q1. (.5)	5.3	L. Ryan	\$ 135.00	\$ 715.50	\$ -	\$ -	\$ -	\$ 67.50	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/13/2020	Scanned and archived mail; corresponded re same. (.2) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.3) Reviewed vendor invoices; corresponded re same. (.4) Conferred and corresponded with Cosco and E. Hughes re fire system inspection and repair at Himmelberg's. (.4) Corresponded with L. Ryan re HR files. (.1) Processed change of addresses; corresponded re same. (.2) Scanned checks for deposit; corresponded with L. Ryan re same. (.1) Reviewed daily security reports; corresponded re same. (.2) Corresponded with accounting re vendor credit. (.1)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/13/2020	Worked on QuickBooks detail for Wells Fargo #0083. (5.9)	5.9	C. Kuras	\$ 225.00	\$ 1,327.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,327.50
5/13/2020	Mixed use and commercial sales, including discussion with broker re listing agreement and valuations. (0.2) Vacation rental, including review of the cancellation/refund request and discussion with K. Freitag re same. (0.2) Restaurant sales, including discussion with Atty Thiel re Ocean Beach PSA, review of Bao Beach closing instructions and coordinating approval of same, discussion with broker re Bao Beach lease changes. (0.1) West Washington sale, including discussion with broker and potential buyer re LOI. (0.2) University Ave sale, including review of signed PSA and coordinating execution of the same, discussion with Atty Thiel to coordinate changes to PSA and onsite meeting with potential buyer. (2.2)	2.9	G.Rodriguez	\$ 279.00	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/13/2020	Attended to various, including auction process, Zanzibar deposit return, D Street liens, lender feedback, liquor escrow docs. (1.1) Conferred with G. Rodriguez and escrow. (.1) Prepared revisions to report. (.2)	1.4	K. Freitag	\$ 315.00	\$ 441.00	\$ -	\$ -	\$ -	\$ 63.00	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/13/2020	Prepared and sent S. Coleman 2019 Paycom wire information, replied to accounts payable emails and attended conference call with accounting team and with T. McDonald re payroll items. (4.8) Worked on Young Market inventory form for Saska's, revised and returned. (.6)	5.4	L. Ryan	\$ 135.00	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/13/2020	Researched QuickBooks files for Nahbone, PRB Phoenix and Windemere Court, open and prepare reports, save down for forensic. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
5/13/2020	Reviewed and updated the status report for various entities QuickBooks downloads; continued work on accounting template and testing. (2.2)	2.2	S. Hoslett	\$ 292.50	\$ 643.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 643.50
5/13/2020	Worked on cash receipts and disbursement analysis, testing of Luv Surf. (3.6)	3.6	V. Liguzinski	\$ 225.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810.00
5/14/2020	Corresponded with Aztec fire re property fire system inspections; researched same. (.2) Corresponded re lockbox at Lamont. (.1)	0.3	A. Herren	\$ 202.50	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ -
5/14/2020	Cleaned-up Quickbooks detail for all ANI, Inc. accounts - WF #0083, UV #6447, Chase #7916, #7299, #7696, #0157, Endeavor #0370, City National #8632 & 7695. (6.3)	6.3	C. Kuras	\$ 225.00	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,417.50
5/14/2020	SR Ocean Beach sale, including review of draft PSA, discussions with buyer and discussion with overbidder. (0.4) University Ave sale, including review of property and discussion with broker re same. (0.3) West Washington sale, including discussion with tenant re lease and potential sale. (0.1) General operations, including discussion re employee equipment and review of sanitation product for Co-work. (0.2) Restaurant sales, including discussion with broker re offer on Lamont and timeline for SR Crown Point sale motion and discussion with broker re strategy on listing for SR La Mesa and review of payoff for Saskas and updates from escrow on closing documents for same. (0.7) Reviewed updated report and discussions with K. Freitag re asset schedule. (1.2) Vacation rental sales, including further detailed review of offers, preparation of addenda and discussions with broker re counter offers. (0.7) Tennyson sale, including review of various inspection reports and discussion with broker re cancellation and discussed same with K. Freitag. (2.0)	5.6	G. Rodriguez	\$ 279.00	\$ 1,562.40	\$ -	\$ -	\$ -	\$ 334.80	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
5/14/2020	Finalized final comments, revisions to report; conferred with G. Rodriguez re: same. (.3) Prepared correspondence to PacWest re: 10th and J valuation and sale efforts. (.4) Reviewed and signed Windemere sale docs. (.6) Revised BP listing. (.1) Coordinated various with Saska's buyer (menus, creative, liquor license diagrams, etc.). (.7)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ 94.50	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/14/2020	Dealt with ANI term, coordinate term check and conferred with S. Coleman re same. (1.0) Prepared Young's Market return form for Surfrider and corresponded with Young Market re same, corresponded multiple times re coordinating Saska's pickup. (2.0) Researched bank statements for B. Young and conferred with A. Castellano re Lamont activities and Flores reconciliation. (1.9)	4.9	L. Ryan	\$ 135.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/14/2020	Reviewed ANI quarterly report language for K. Freitag. (0.3)	0.3	S. Hoslett	\$ 292.50	\$ 87.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87.75
5/14/2020	Review, sign and send A/P check run (.9)	0.9	T. Hebrank	\$ 315.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/15/2020	Collected, counted and recorded parking lot and Randolph laundry cash. (3.0) Processed Wells Fargo bank deposits. (1.0) Corresponded re internet services. (.1) Corresponded with G. Rodriguez re potential buyer. (.1) Corresponded re mail keys. (.1) Corresponded with L. Ryan re Wells Fargo credit card. (.1) Reviewed vendor invoices; forwarded to accounting. (.1) Corresponded with accounting re bank deposits. (.1) Corresponded re fire system inspection at Surf Rider MB. (.2)	4.8	A. Herren	\$ 202.50	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/15/2020	Worked on QuickBooks detail for Wells Fargo #0083. (4.8)	4.8	C. Kuras	\$ 225.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080.00
5/15/2020	Zanzibar sale, including updating rent roll schedule, discussion with escrow re same and coordinating changes to owner's affidavit for same. (0.6) Prop Mgmt, including review of legal updates on evictions, update on utility bills for portfolio, approval of cancellation from Zanzibar buyer, weekly discussion with Mgr re property status for entire portfolio. (1.1) Tennyson sale, including discussion with escrow re resignation and detailed discussion with broker re potential offer, and contractor discussion. (0.9) Restaurant sales, including discussion with brokers re offers on remaining properties (Lamont, Himmelberg's, SR Mission Beach and La mesa), worked with escrow and brokers re escrow instructions for Bao Beach, discussion with K. Freitag re same. (1.2) 3415 Mission Blvd, including discussion with broker re reps and warrants in PSA and provided relevant language to buyer's atty. (0.4) University Ave sale, including review of the updated PSA and discussion with Atty Thiel re same and coordinated execution of same and opening escrow for same. (0.7) 301 D sale, including discussion with K. Freitag re lender request and discussion with broker re same. (0.2) Mixed use sales, including review of valuations for two properties and requested listing agreements for same. (0.1)	5.2	G. Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
5/15/2020	Requested condo reconciliation. (.1) Conferred with counsel re: D Street challenges. (.2) Provided comments to escrow on Bao Beach. (.3) Conferred with lender on 10th and J. (.1) Reviewed and signed University sale docs. (.6) Reviewed and conferred with counsel re: Bao lease file, repository, report. (.4)	1.7	K. Freitag	\$ 315.00	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ 535.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/15/2020	Followed up re term and researched Surfrider EDD garnishment notice. (.6) Reviewed Lamont activity and corresponded with accounting team re same. (2.2) Researched and sent historical bank statements to B. Young for Higher Tide and Presidio. (1.0)	3.8	L. Ryan	\$ 135.00	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/15/2020	Review QuickBooks file downloads provided by ANI staff, work on testing for various entities. (3.5)	3.5	S. Hoslett	\$ 292.50	\$ 1,023.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,023.75
5/15/2020	Worked on cash receipts and disbursement analysis, testing of Luv Surf. (4.6)	4.6	V. Liguzinski	\$ 225.00	\$ 1,035.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035.00
5/16/2020	Corresponded with E. Hughes re fire inspection information. (.1)	0.1	A. Herren	\$ 202.50	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/17/2020	Collected parking lot cash; met with security. (1.0)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/17/2020	Worked on Saska's vendor list, researched bank deposits and responded to accounts payable questions, corresponded with Wells Fargo re credit cards and conferred with team. (3.0)	3.0	L. Ryan	\$ 135.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/18/2020	Attended weekly team conference call. (.8) Corresponded with E. Hughes and T. Askey re securing electrical outlets at Surf Rider and Swell MB; corresponded with K. Freitag re same. (.5) Corresponded with G. Rodriguez re invoice for business software. (.1) Counted and recorded parking lot cash; corresponded with K. Freitag re same. (1.3) Corresponded with K. Freitag re security services. (.2)	2.9	A. Herren	\$ 202.50	\$ 587.25	\$ -	\$ -	\$ -	\$ -	\$ 587.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/18/2020	Tennyson sale, including review of various offers, discussion with broker re counter offer and planned strategy for same with K. Freitag. (0.4) 3415 Mission Blvd, including discussion with broker and K. Freitag re negotiations with buyer and discussion with buyer re same. (1.2) Participated in weekly all staff conference call. (0.8) Approved timesheet for temp HR employee. (0.1) Vacation rental sales, including review of revised offer for Windemere and discussion with broker re same terms. (0.1) Restaurant sales, including escrow and broker updates on closing for Bao, parking lot and Swell, review of revisions to Ocean Beach lease, review of sublease for Bao Beach and provided comment and review of PSA of SR La Mesa and corresponded with Atty Thiel re same. (1.4) Prop Mgmt, including reimbursement on vacation rental that was approved by buyer, approval of vendor invoice. (0.2)	4.2	G.Rodriguez	\$ 279.00	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ -
5/18/2020	Conferred with Saska's buyer re: various. (.2) Conferred with D Street lender. (.2) Reviewed and signed auction agreement. (.1) Conferred with landlord re: amendment revisions. (.3) Held weekly call. (.8) Conferred with counsel re: Goldfinch amendment needed re: new lessee. (.1) Reviewed Bao Beach docs. (.8) Followed up with counsel on letter to CBB Venture Group. (.1) Reviewed co-work operations details and latest guidance. (.6) Conferred with counsel on report. (.2)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/18/2020	Reviewed additional files for testing by V. Liguzinski including ANI Commercial CA II, Heart Surf, etc. (1.5)	1.5	S. Hoslett	\$ 292.50	\$ 438.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438.75
5/18/2020	Worked on cash receipts and disbursement analysis, testing of Heart Surf II, Windemere Court, Nahbone. (4.2)	4.2	V. Liguzinski	\$ 225.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945.00
5/19/2020	Reviewed letter re CBD products; corresponded with K. Freitag re same. (.1) Corresponded with security re Saska's. (.1) Reviewed daily security reports; corresponded re same. (.2) Reviewed vendor letter for Saska's; corresponded re same. (.2) Reviewed vendor invoices; forwarded to accounting. (.2) Updated weekly team conference call. (.1) Researched LLCs; corresponded with L. Ryan re same. (.2) Corresponded re liquor license renewals; mailed same. (.2) Corresponded re Lamont access. (.2)	1.5	A. Herren	\$ 202.50	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -
5/19/2020	Worked on QuickBooks detail for Wells Fargo #0083. (2.5)	2.5	C. Kuras	\$ 225.00	\$ 562.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 562.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/19/2020	Vacation rental sale, including discussion with broker re offer on Windemere, review of settlement statement and rent roll for Zanzibar sale and discussion with K. Freitag re same. (0.3) University Ave, including update from escrow re deposit and discussion with same re property details. (0.2) Insurance changes, including further discussion with broker re additions to policy and change to broker of record. (0.6) West Washington sale, including discussion with potential buyers, review of LOI and discussion re same with K. Freitag. (0.3) 3415 Mission Blvd sale, including discussion with broker re potential interest. (0.2) Personal property sale, including review of auction agreement and discussion with K. Freitag re same, marketed auction to various potential buyers. (0.4) Restaurant sales, including discussion with broker re Bao Beach lease assignment and closing instructions, discussion with brokers re potential overbidder for SR Crown Point. (0.3)	2.3	G.Rodriguez	\$ 279.00	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ -
5/19/2020	Finalized Bao Beach lease/closing docs; conferred with landlord re: same. (.2) Briefly reviewed scan files; conferred with counsel re: same (repository). (.3) Reviewed additional auction agreement; conferred with G. Rodriguez re: same. (.2) Conferred with counsel re: Goldfinch landlord update. (.3) Conferred with L. Ryan re: life insurance policies, cultivate inventory, vendor account (Saska's), etc. (.8) Conferred with G. Rodriguez re: POQ request, W. Washington retrade, Zanzibar deposits (reviewed same). (.5) Conferred with lenders. (.2) Conferred with S. Hoslett re: forensic status. (.5)	3.0	K. Freitag	\$ 315.00	\$ 945.00	\$ -	\$ 94.50	\$ -	\$ -	\$ 693.00	\$ -	\$ -	\$ -	\$ -	\$ 157.50
5/19/2020	Reviewed ANI and property payables, reviewed payroll, PTO schedule and conferred with accounting team re Himmelberg alarm permit and FTB notices. (2.5) Conferred with B. Young re QuickBooks files and prepared general ledger for same. (.5) Reviewed Lamont Chase activity, researched Cultivate inventory and revised Saska's vendor letter and corresponded with K. Freitag and others re same. (3.2)	6.2	L. Ryan	\$ 135.00	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/19/2020	Updated the forensic accounting status analysis and held various calls related to the same. (2.3)	2.3	S. Hoslett	\$ 292.50	\$ 672.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 672.75
5/19/2020	Review and analysis of intercompany transactions for entities reviewed to date. (3.2)	3.2	V. Liguzinski	\$ 225.00	\$ 720.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720.00
5/20/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Corresponded with G. Rodriguez re COA fees for Mission Beach property. (.1) Scanned vendor invoices; forwarded same. (.2) Scanned and archived loan correspondence; reviewed and corresponded re same. (.2) Reviewed daily security reports; corresponded re same. (.2)	1.7	A. Herren	\$ 202.50	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/20/2020	Worked on QuickBooks detail for Wells Fargo #0083. (3.4)	3.4	C. Kuras	\$ 225.00	\$ 765.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 765.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/20/2020	140 keller operations, including conference call with manager of same. (0.7) West Washington sale, including discussion with potential buyer and discussion with broker for same. (0.2) Insurance update, including provided broker with property information requested and reviewed change in broker of record letters, discussion with K. Freitag re insurance for 301 D. Street and detailed review of worker's comp policy. (0.7) General operations including discussion with K. Freitag re personnel matters. (0.1) Update on personal property auction results. (0.1) Restaurant sales, including discussion with brokers re closing for Swell, update on Lamont, coordinated overbidder PSA for SR Crown Point, coordinated PSA review for SR La Mesa. (0.6) General operations, including discussion with K. Freitag re personnel matters. (0.2) Vacation rental sale, including discussion with broker re offer for Windemere and prepared related documents, discussion with K. Freitag re closing statement and rent roll and provided relevant documents to update same. (0.3) Prop Mgt, including approving vendor invoices. (0.1) University Ave sale, including preparing fully executed copy of PSA and confirming escrow deposit. (0.4)	3.4	G.Rodriguez	\$ 279.00	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
5/20/2020	Conferred with lender. (1) Reviewed Zanzibar deposit list. (2) Conferred with G. Rodriguez re: various, including personal property lists, insurance, staff, Zanzibar closing docs. (4) Various correspondence re: co-work and in person dining updates; conferred with ops director. (8) Conferred with Atty Zaro re: D Street. (5) Reviewed subpoena list. (3) Conferred with L. Ryan and S. Hoslett re: same and forensic status. (6)	2.9	K. Freitag	\$ 315.00	\$ 913.50	\$ -	\$ -	\$ -	\$ -	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ 283.50
5/20/2020	Worked with S. Hoslett to research entitles, revise forensic schedule and research bank statements and prepared and saved down High Tide, Luv Surf Brands and Lamont. (5.9) Conferred with K. Freitag and S. Hoslett re status. (6)	6.5	L. Ryan	\$ 225.00	\$ 1,462.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,462.50
5/20/2020	Conferred with team re updates and vendor reconciliation. (6)	0.6	L. Ryan	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/20/2020	Reviewed the current status of all accounts with regards to the forensic accounting and updated the status spreadsheet; conferred (various) with L. Ryan regarding the same. (4.8) Worked on the Chicago Title investor accounting. (4.2) Held conference call with L. Ryan and K. Freitag regarding the status. (0.6)	9.6	S. Hoslett	\$ 292.50	\$ 2,808.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,808.00
5/20/2020	Worked on cash receipts and disbursement analysis, testing of Perils of Pauline. (2.0)	2.0	V. Liguzinski	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
5/21/2020	Reviewed vendor invoices; forwarded to accounting. (3)	0.3	A. Herren	\$ 202.50	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ -
5/21/2020	Reviewed correspondence re: various sale updates. (2)	0.2	K. Freitag	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/21/2020	Corresponded with team re payables, Friends of Presidio bank statements and activity, researched Flores payables for Saska's and Lamont and work to resolve Lamont fence issues. (1.5)	1.5	L. Ryan	\$ 135.00	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/21/2020	Worked on Chicago Title investor escrow accounting analysis. (8.5)	8.5	S. Hoslett	\$ 292.50	\$ 2,486.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,486.25
5/21/2020	Review, sign and mail check run. (8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/21/2020	Worked on cash receipts and disbursement analysis, testing of Perils of Pauline, Heart Surf. (2.4)	2.4	V. Liguzinski	\$ 225.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/22/2020	Collected, counted and recorded parking lot cash. (3.6) Processed Wells Fargo bank deposits. (7) Researched mail forwarding issue; processed change of address. (3) Corresponded with L. Ryan re HR files. (1) Processed change of addresses; corresponded re same. (3) Reviewed daily security reports; corresponded re same. (2)	5.2	A. Herren	\$ 202.50	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/22/2020	University Ave sale, incl discussion with brokers re NDA and materials and organized additional documents in preparation with sharing same with interested parties and discussion with broker re terms of overbidding. (0.7) Prop Mgmt, incl discussion with Atty Garcia re eviction for 1775 Diamond and revisions to notice letters and coordinating access to site. (0.4) General operations, including review of Fictitious Business name filing and approved back flow testing for 3515 Hancock. (0.2) Vacation rentals, incl coordinating final update to Zanzibarrent roll and closing statement, coordinated final closing with escrow and K. Freitag and coordinating execution of Windemere PSA. (0.9) Tennyson sale, incl update from broker re repairs to property. (0.1) 3415 Mission Blvd, incl discussion with broker and buyer re pricing and conveying PSA for execution, discussion with broker re PSA reps and warrants, review of title and research into same, discussion with Atty Fates and coordinated with broker re response to buyer and (1.4) Restaurant sales incl security update on Lamont and Swell Coffee, review of SR La Mesa vendor list and PSA and coordinating execution of same, review of Lamont updated offer/PSA and discussion with broker re same and provided same to K. Freitag, discussion with broker re PSA on SR Ocean Beach negotiations and update on Bao Beach. (1.4) Randolph St sale, incl preparation of draft LOI. (0.6)	5.7	G.Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ -
5/22/2020	Auction review; conferred with E. Hughes re: same. (2) Reviewed and signed Zanzibar closing statement. (2) Reviewed and signed Windemere offer package. (9) Attended to various items, including Goldfinch amendment, Lamont update, Bao follow-up, OB follow-up and restaurant accounts payable. (1.5)	2.8	K. Freitag	\$ 315.00	\$ 882.00	\$ -	\$ -	\$ -	\$ -	\$ 882.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/22/2020	Conferred with S. Hoslett re status and testing. (1.5) Worked on credit cards schedule. (2.0)	3.5	L. Ryan	\$ 225.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787.50
5/22/2020	Conferred and corresponded with accounting team re notices, PlatelQ re Surfrider invoices and reviewed same. (2.0)	2.0	L. Ryan	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/22/2020	Continued work on Chicago Title escrow accounting, work on analysis of transfers and update subpoena listing. (7.7) Held conference call with L. Ryan regarding credit card testing. (1.5)	9.2	S. Hoslett	\$ 292.50	\$ 2,691.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,691.00
5/22/2020	Worked on cash receipts and disbursement analysis, testing of Luv Surf Brands. (3.0)	3.0	V. Liguzinski	\$ 225.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675.00
5/23/2020	Forwarded property board meeting instructions. (1)	0.1	A. Herren	\$ 202.50	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/23/2020	Continued work on Chicago Titles investor accounting analysis including transfers between various accounts and review of Chicago Title document production for relevant financial records. (8.8)	8.8	S. Hoslett	\$ 292.50	\$ 2,574.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,574.00
5/24/2020	Corresponded with investor re case update. (1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
5/24/2020	Continued work on Chicago Title investor testing deposit and payments and review of Chicago Title document production for relevant financial records. (9.3)	9.3	S. Hoslett	\$ 292.50	\$ 2,720.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,720.25

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/25/2020	Corresponded with E. Hughes re boxing gym keys. (.1)	0.1	A. Herren	\$ 202.50	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/25/2020	Prop Mgt, including discussion with E. Hughes re eviction at boxing gym. (.02)	0.2	G.Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -
5/25/2020	Conferred with S. Hoslett re: license fund and documents received in response to subpoenas. (.9)	0.9	L. Ryan	\$ 225.00	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202.50
5/25/2020	Continued work on Chicago Title investor testing deposit and payments and review of Chicago Title document production for relevant financial records. (6.6) Held numerous conference calls with L. Ryan related License Fund and bank productions. (0.9)	7.5	S. Hoslett	\$ 292.50	\$ 2,193.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,193.75
5/25/2020	Worked on cash receipts and disbursement analysis, testing of PRB Phoenix Fund I LLC, High Tide Ordering, Patio on Lamont. (3.4)	3.4	V. Liguzinski	\$ 225.00	\$ 765.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 765.00
5/26/2020	Reviewed daily property security reports; corresponded with E. Hughes re same. (.2) Corresponded re mail and mail forwarding. (.2) Corresponded re Lamont lockbox; reviewed and updated same. (.3) Corresponded with security re property services. (.2)	0.9	A. Herren	\$ 202.50	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/26/2020	West Washington, including discussion with tenant re plans and potential lease. (0.3) Insurance, including update from broker on policy coverages, changes to broker of record and detailed discussion with K. Freitag re coverage for Lamont. (0.8) 3415 Mission Blvd, including discussion with broker and Attys Thiel & Lorenzen re buyer negotiations on PSA. (0.7) Vacation rentals, including discussion with broker re offer on San Rafael and update on Windemere and updated on closing Zanzibar. (0.9) University Ave, including updating listing and discussion with potential buyer re interest in the property, and preparing DD transfer to buyer. (1.6) General operations, including approval of temp employee timesheet, review of updated orders for Sonoma County and discussion with Mgr re opening 140 Keller Co-Work. (0.3) Prop Mgt, including update on leasing at closed Zanzibar sale, updates on billing for vacation rentals, discussion with Atty Garcia re 1775 Diamond service, approved vendor invoices, discussion with Mgr re rental of 3415 Mission Blvd. and update on property back flow testing and charges for vacation rentals. (0.7) Randolph sale, including discussion with broker re LOI, NDA & PSA. (0.4) Restaurant sales, including review/revision of closing documents for Saskas and the parking lot, review of overbid PSA for Crown Point and provided same to brokers. (0.6)	6.3	G.Rodriguez	\$ 279.00	\$ 1,757.70	\$ -	\$ -	\$ -	\$ -	\$ 1,757.70	\$ -	\$ -	\$ -	\$ -	\$ -
5/26/2020	Attended to payables and insurance correspondence. (.5) Reviewed Saska's closing package, parking lot closing package, Goldfinch amendment. (2.9)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/26/2020	Reviewed ANI and Luv Surf payables, conferred with team re BOE and created deposit log. (4.0)	4.0	L. Ryan	\$ 135.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/26/2020	Continued work on Chicago Title investor testing deposit and payments and review of Chicago Title document production for relevant financial records. (6.5) Work on the cash and receipts analysis for numerous entities including ANI License Fund LLC, Westlink Development and Chicago Escrow & T. (6.8)	13.3	S. Hoslett	\$ 292.50	\$ 3,890.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,890.25
5/26/2020	Worked on cash receipts and disbursement analysis, testing of Patio on Lamont. (4.3)	4.3	V. Liguzinski	\$ 225.00	\$ 967.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 967.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/27/2020	Corresponded re mail. (.1) Attended weekly team conference call. (.9) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Corresponded with Z. Nielson re follow up on shared utilities and expenses for Himmelberg's. (.1)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/27/2020	Tennyson sale, including review of repair estimates and detailed discussion with broker re sale strategy. (0.6) Personal property sales, including discussion with E. Hughes re technical equipment and auction details, reviewing of tech products for auction. (0.3) General operations, including discussion with escrow re documents requested by Defendant. (0.2) Restaurant sales, including discussion with broker re Lamont withdrawal from market, discussion with escrow re Swell, Saskas and Bao Beach, including changes to vesting, discussion with K. Freitag re Bao Beach rent relief and discussion with brokers re same. (1.6) Weekly all staff meeting. (0.9)	3.6	G.Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
5/27/2020	Reviewed and signed auction agt. (.2) Met with team on weekly call. (.9) Reviewed and signed insurance payments. (.4) Reviewed and finished signing escrow docs for Saska's and Parking Lot. (1.1) Conferred with G. Rodriguez re: various. (.7)	3.3	K. Freitag	\$ 315.00	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/27/2020	Conferred with S. Hoslett and prepared and saved down CA Opportunity Fund reports. (.7)	0.7	L. Ryan	\$ 225.00	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157.50
5/27/2020	Attended team meeting and follow-up conference call with accounting team. (1.2) Conferred with Lamont fence company and coordinated same, worked on response re copiers, conferred with IT team re document conversion and researched entity. (3.7)	4.9	L. Ryan	\$ 135.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/27/2020	Continued work on Chicago Title investor testing deposit and payments and review of Chicago Title document production for relevant financial records. (11.8) Held conference call with L. Ryan related to CA Opportunity Fund. (0.5)	12.3	S. Hoslett	\$ 292.50	\$ 3,597.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,597.75
5/27/2020	Worked on cash receipts and disbursement analysis, testing of Patio on Lamont. (2.8)	2.8	V. Liguzinski	\$ 225.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630.00
5/28/2020	Corresponded with T. Askey re parking lots. (.2) Scanned and archived county assessment; corresponded re same. (.1) Scanned and archived HR documents; corresponded re same. (.3) Drafted employee life insurance letter; corresponded with L. Ryan re same. (.5)	1.1	A. Herren	\$ 202.50	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ -
5/28/2020	Prop Mgt, including review of lease for 4364 Valle Vista and discussion with Atty Garcia re same. (0.2) Insurance update including change to broker of record and discussion re insurance for Himmelbergs. (0.2) Personal property sale, including detailed discussion with E. Hughes and review of tech items for sale. (2.0) Restaurant sales, including review of Crown Point overbid PSA and coordinated execution of the same, discussion of Lamont terms with broker, review of closing questions from escrow for Bao Beach and Saskas and discussion with K. Freitag re same. (1.2)	3.6	G.Rodriguez	10/5/1900	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
5/28/2020	Addressed various, including worker's comp inquiry, City of West Sacramento correspondence, lenders. (.4) Addressed Crown Point overbid prep; conferred with G. Rodriguez re: same and various. (.8) Conferred with Saska's buyer re: gift cards and counsel re: liquor sales. (.4) Attended to Saska's and Bao closings (.5) Reviewed and signed gym auction contract, 809 contract. (1.0) Reviewed repository document; prepared correspondence for G. Rodriguez re: same. (1.0)	4.1	K. Freitag	\$ 315.00	\$ 1,291.50	\$ -	\$ 315.00	\$ -	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/28/2020	Conferred with S. Hoslett re ANI Development and bank reconciliation. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
5/28/2020	Coordinated TOT check, conferred with vendor re settlement, conferred with accounting team re Surfrider and reviewed payables. (3.0)	3.0	L. Ryan	\$ 135.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/28/2020	Worked on ANI Property Management forensic accounting analysis including conference calls with various ANI employees regarding the QB's analysis. (8.4) Prepared for and held conference call with L. Ryan regarding ANI Development bank reconciliation and QBs accountings. (1.0)	9.4	S. Hoslett	\$ 292.50	\$ 2,749.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,749.50
5/28/2020	Review, pay and mail check run. (.9)	0.9	T. Hebrank	\$ 315.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/28/2020	Worked on cash receipts and disbursement analysis, testing of Patio on Lamont, ANI Commercial CA II Chase account. (3.6)	3.6	V. Liguzinski	\$ 225.00	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 810.00
5/29/2020	Collected parking lot cash. (.8) Scanned and archived Zanzibar closing statement; corresponded re same. (.2) Reviewed daily security reports; corresponded re same. (.3)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -
5/29/2020	Worked on QuickBooks detail for Wells Fargo #0083 & 30-minute call with S. Hoslett. (7.5)	7.5	C. Kuras	\$ 225.00	\$ 1,687.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,687.50
5/29/2020	Discussion with art appraiser re artwork held. (0.2) Tennyson sale, including discussion with broker re offers received and coordinated counter offer for same. (0.5) 140 Keller, including various discussion re opening up office and provided copy of sample tenant subscription. (0.4) Vacation rental sales, including providing counter offer to 809 San Rafael, and prepared marketing memo for Atty Fates re marketing for same. (0.6) Restaurant sales, including updates on closing Bao Beach, review of commission agreement to same to confirm closing documents, discussion with Atty Thiel re closing for same and discussion with broker re offer on Lamont. (0.6) Prop Mgt, including discussion with Atty Garcia re tenant delinquency at Valle Vista including providing documentation re same and participated in a weekly conference call with Mgr re portfolio, and various follow up with Mgr re items discussed in meeting. (1.9) Data production, including review of declaration for K. Freitag. (0.1)	4.3	G.Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ 1,171.80	\$ -	\$ -	\$ 27.90	\$ -	\$ -
5/29/2020	Prepared co-work ops communication, personal property auction and Pullman. (1.2) Reviewed CT motion and complaint drafts. (6.5) Conferred with counsel re: Lamont. (.2) Reviewed and conferred various re: Goldfinch updates, Tennyson offer. (.9)	8.8	K. Freitag	\$ 315.00	\$ 2,772.00	\$ -	\$ -	\$ -	\$ -	\$ 724.50	\$ -	\$ 2,047.50	\$ -	\$ -	\$ -
5/29/2020	Conferred with US Bank re copiers, with accounting team re QuickBooks payables, reports, files and corresponded with Saska's vendor re settlement. (4.4)	4.4	L. Ryan	\$ 135.00	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ 594.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/29/2020	Conferred with S. Hoslett re bank accounts and conferred with B. Young re ANI Development. (.6)	0.6	L. Ryan	\$ 225.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00
5/29/2020	Held multiple calls with L. Ryan and ANI staff regarding document and bank productions. (1.2) Work on Cal Private Bank and First National Bank loan accounting. (6.7)	7.9	S. Hoslett	\$ 292.50	\$ 2,310.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,310.75
5/29/2020	Worked on cash receipts and disbursement analysis, testing of ANI Commercial CA II Chase account. (5.8)	5.8	V. Liguzinski	\$ 225.00	\$ 1,305.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
5/30/2020	Conferred with K. Freitag re protest and security at Surf Rider LM; contacted security to schedule same; conferred with H. Rossi and T. Askey re same. (.8) Mailed vendor letters for Saska's; corresponded re same. (1.0) Printed stamps; corresponded re same. (.4) Collected, counted and recorded parking lot cash. (4.0) Met E. Hughes to inspect Lamont property. (1.0)	7.2	A. Herren	\$ 202.50	\$ 1,458.00	\$ -	\$ -	\$ -	\$ -	\$ 1,458.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/30/2020	Worked on QuickBooks detail for Wells Fargo #0083. (2.7)	2.7	C. Kuras	\$ 225.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 607.50
5/30/2020	140 Keller, including update on opening of same, review of detailed opening plans and acknowledgment from tenants. (0.4)	0.4	G.Rodriguez	\$ 279.00	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ -
5/30/2020	Reviewed co-work message. (.1) Conferred re: La Mesa protest security. (.1)	0.2	K. Freitag	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
5/30/2020	Worked on cash receipts and disbursement analysis, testing of ANI Commercial CA II Chase account, 2163 Abbott St. (4.2)	4.2	V. Liguzinski	\$ 225.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945.00
5/31/2020	Met with H. Rossi to pick up cash at Surf Rider LM; corresponded re same; counted and recorded cash; corresponded with K. Freitag re same. (1.5) Reviewed daily security reports; corresponded re same. (.2) Followed up with vendor re invoice. (.1)	1.8	A. Herren	\$ 202.50	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/31/2020	General operations, including update on security for Swell. (0.1)	0.1	G.Rodriguez	\$ 279.00	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -
5/31/2020	Conferred re: La Mesa protest - cash removal. (.1)	0.1	K. Freitag	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
5/31/2020	Worked on cash receipts and disbursement analysis, testing of Surfrider (Abbott St). (3.3)	3.3	V. Liguzinski	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
6/1/2020	Attended weekly team conference call. (.8) Corresponded re parking lot cash and Saska's vendor letters. (.1) Collected, counted and recorded parking lot cash. (2.5) Met with E. Hughes to inspect Surf Rider MB. (.5)	3.9	A. Herren	\$ 202.50	\$ 789.75	\$ -	\$ -	\$ -	\$ -	\$ 789.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/1/2020	Worked on QuickBooks detail for Wells Fargo #0083. (1.5)	1.5	C. Kuras	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
6/1/2020	301 D sale update with broker. (0.1) University Ave sale, including discussions with broker re damage due to protests and confirmation of information re closing. (0.2) Mixed Use sales, including discussion with broker and preparation of addenda for two listing agreements. (0.5) Participated in weekly all staff conference call. (0.8) Restaurant sales, including update on Saska's, discussion with escrow re open Bao Beach, and Swell escrows and confirmation of open escrow on Crown Point overbid. (0.4) 140 Keller, including discussion with broker re opening and discussion with Mgr re same. (0.7) Prop Mgt, including discussion with Atty Garcia re Valle Vista eviction and requested documents for same and various discussion with K. Freitag re status of vacation rentals under Safer at Home orders. (0.8) Tennyson sale, including discussion of offer with broker and coordinating executed copy of same and coordinating repairs to landscaping. (0.3) General operations, including approval of vendor invoices and approval of temporary employee timesheet, update on artwork held at property. (0.3)	4.1	G. Rodriguez	\$ 279.00	2/16/1903	\$ -	\$ -	\$ -	\$ -	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ -
6/1/2020	Held team call. (.8) Attended to liquor licenses, insurance, payables and Bao items. (.3) Conferred with G. Rodriguez re: COVID related issues. (.2)	1.3	K. Freitag	\$ 315.00	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/1/2020	Attended conference call with team. (.8) Corresponded multiple times with accounting team re accounting payables, researched invoices and corresponded with vendor re Saska's settlement. (1.3)	2.1	L. Ryan	\$ 135.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/1/2020	Worked on Kim Funding Torrey Pines bank receipt and disbursement analysis and Peterson Family Trust accountings. (9.5)	9.5	S. Hoslett	\$ 292.50	\$ 2,778.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,778.75
6/1/2020	Follow up on bank activity. (1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/2/2020	Dropped off cash at SRLM. (1.0) Corresponded with vendor re outstanding invoices. (1) Processed liquor license transfer docs for ANI commercial; scanned and archived same. (5) Reviewed daily security reports; corresponded re same. (2) Scanned and archived checks received; corresponded re same. (2) Processed Valle Vista mortgage payment. (2) Updated property key list; corresponded re same. (2)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/2/2020	Worked on QuickBooks detail for Wells Fargo #0083. (2.4)	2.4	C. Kuras	\$ 225.00	\$ 540.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 540.00
6/2/2020	Residential sales, including discussion with broker re changes to pricing on Camino Degrazia, coordinated same and reviewed and coordinated disclosures for Tennyson sale. (0.5) Mixed use sales, including detailed discussion with broker re overbid process. (0.5) Vacation rental operations, including discussion with K. Freitag and Atty Fates re changes to policy and discussion with accounting re charges for same. (1.2) Restaurant sales, including discussion with broker re Lamont loan assumption, updates with brokers on Bao, SR Mission Beach, Ocean Beach and parking lot and review/revisions to Swell closing documents. (0.9) University Ave condo sale, including discussion with tenant re sale of unit. (0.5) West Washington operations, including discussion with environmental consultant re Phase II, discussion with Atty Stelzer re fixture and follow up with NVS re payment for Phase II. (0.2) University Ave sale, including detailed discussion with broker re PSA terms and contingency release. (0.3) Vacation rental sales, including detailed discussion with broker re sale of Windemere and timing for same, review/revision to Windemere disclosures. (0.6)	4.7	G. Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -
6/2/2020	Coordinated documents for website posting. (1) Attended to various operational items. (9) Conferred with trademark counsel. (4) Reviewed payables. (3) Reviewed and signed Swell closing documents, reviewed UCC documents for Saska's; dealt with various other sale-related/liquor license transfer items. (2.6)	4.3	K. Freitag	\$ 315.00	\$ 1,354.50	\$ -	\$ -	\$ -	\$ -	\$ 1,354.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/2/2020	Conferred with team re accounts payable for ANI, Luv Surf and properties and Lamont water bill and reviewed Flores accounts payable for Surfrider. (3.8) Researched bank log. (5)	4.3	L. Ryan	\$ 135.00	\$ 580.50	\$ -	\$ -	\$ -	\$ -	\$ 580.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/2/2020	Conferred with S. Hoslett re bank accounts and subpoena list. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
6/2/2020	Continued work on Peterson Family Trust and Kim Media LLC bank account analysis. Summarized the Peterson accounts tested to date. (5.7) Held conference call with L. Ryan related to bank account subpoena listing. (1.0)	6.7	S. Hoslett	\$ 292.50	\$ 1,959.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,959.75
6/3/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.3) Delivered liquor license transfer forms to Heritage Escrow. (5) Processed, archived and distributed 3833 Mission Blvd property sale documents. (5) Scanned and archived vendor invoices; corresponded re same. (2) Corresponded re Lamont property. (2)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/3/2020	Worked on QuickBooks detail for Wells Fargo #0083. (1.3)	1.3	C. Kuras	\$ 225.00	\$ 292.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/3/2020	3415 Mission Blvd update on marketing. (0.1) West Washington, including follow up with interested buyers re offers, and discussion with tenants re negotiating renewed rent and reviewed market rents in the area. (1.3) Tennyson sale, including update on disclosures for same. (0.1) Restaurant sales, including review of overbid PSA for Crown Point and coordinating same, discussion with K. Freitag re status of Lamont, follow up with on status of Swell closing documents and updates on the sale documents for Bao Beach, including detailed discussion with sub landlord re assignment language. (1.3) Mixed use sales, including discussion with broker re access to the properties. (0.1) University Ave sale, including discussion with potential buyer re DD materials and NDA. (0.3) Vacation rental operations, including additional review of County changes and discussions with Atty Fates re revisions to tenant cancellations and follow up with Mgr re feedback from tenants. (0.4) Vacation rental sales, including discussion with broker re Windemere re-submitted offer; made requested changes and coordinated execution of same, coordinated execution of disclosures for same, and discussion with broker re counter offer for 809 San Rafael. (1.0)	4.6	G. Rodriguez	\$ 279.00	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ -
6/3/2020	Coordinated documents for website posting. (.1) Attended to Windemere, Tennyson and Camino DG sale related documents. (1.0) Conferred with D. Cohn, L. Ryan re: insurance claims. (.3) Completed liquor auction document. (.1) Reviewed CT complaint draft. (.6) Dealt with Lamont items. (.4) Attended to insurance inspection request. (.1) Conferred with counsel and escrow re: Bill of Sale. (.2) attended to various matters, including UCC termination, 301 D census, Bao landlord signatures. (.5)	3.3	K. Freitag	\$ 315.00	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ 850.50	\$ -	\$ 189.00	\$ -	\$ -	\$ -
6/3/2020	Conferred with team, reviewed ANI payroll, Himmelberg permit, worked on Surfrider claim and calculated loss, researched Fireside notice and corresponded with T. McDonald re same. (5.8)	5.8	L. Ryan	\$ 135.00	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/3/2020	Conferred with S. Hoslett re bank accounts, statements and log. (.4)	0.4	L. Ryan	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
6/3/2020	Reviewed and updated status of forensic accounting and projects completed to date. (4.1) Held conference call with L. Ryan regarding the same. (0.4) Continued work on Kim Funding forensic accounting. (.2.8)	7.3	S. Hoslett	\$ 292.50	\$ 2,135.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135.25
6/3/2020	Worked on cash receipts and disbursement analysis, testing of CA Opportunity License Fund. (1.2)	1.2	V. Liguzinski	\$ 225.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00
6/4/2020	Worked on QuickBooks detail for Wells Fargo #0083. (5.7)	5.7	C. Kuras	\$ 225.00	\$ 1,282.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,282.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/4/2020	301 D Street update with broker. (0.1) Personal property disposition, including discussion with Atty Bahr re van repossession. (0.2) West Washington, including update on Phase II report and payment for same, update from potential buyer and discussion with K. Freitag re same. (0.3) Property insurance, including review of various updates from Marsh, and coordinating the cancellation of insurance for Lamont. (0.3) Vacation Rental operations including update on cancellation of same through June, discussion with Atty Fates and Mgr re tenant request. (0.4) Vacation rental sales, including discussion with broker re revised offer for 809 San Rafael and prepared offer addendum for same, coordinated cancellation of Windemere and discussion with K. Freitag re new offer. (0.4) University Ave, including providing due diligence materials for potential buyer and discussion with other potential buyer re overbid process. (0.2) Mixed use sales, including detailed discussion with broker re listing prices for same and reviewing equity position for both. (0.3) Restaurant sales, including review of closing documents for Swell and coordinating other closing documents for Bao Beach, update on the status of the Lamont and SR La Mesa transactions, review of Crown Point updated preliminary title report, update on Bao Beach Order. (1.3)	3.5	G. Rodriguez	10/5/1900	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/4/2020	Continued review of CT complaint draft and dec. (1.2) Confered with G. Rodriguez re: various. (.6) Reviewed correspondence and docs re: Lamont relief. (.8) Attended to Bao closing documents, Pullman amendment and wire confirmation, insurance, and Swell closing documents. (1.4)	4.0	K. Freitag	\$ 315.00	\$ 1,260.00	\$ -	\$ -	\$ -	\$ -	\$ 882.00	\$ -	\$ 378.00	\$ -	\$ -	\$ -
6/4/2020	Conferred with A. Castellano re Himmelberg loss calculation and worked on same. (.5)	0.5	L. Ryan	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/4/2020	Worked with S. Hoslett on bank log. (.3) Continued to update same and researched Chicago Title escrow summaries and corresponded with N. Aspis re request list. (4.1)	4.4	L. Ryan	\$ 225.00	\$ 990.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990.00
6/4/2020	Reviewed additional documents related to Kim Funding and Peterson Family Trust accounts. (4.0) Updated the bank log and subpoena schedules with L. Ryan. (.3)	4.3	S. Hoslett	\$ 292.50	\$ 1,257.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,257.75
6/4/2020	Review, sign and mail weekly check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/4/2020	Worked on cash receipts and disbursement analysis, testing of CA Opportunity License Fund. (1.6)	1.6	V. Liguzinski	\$ 225.00	\$ 360.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360.00
6/5/2020	Collected parking lot cash. (.8) Processed Wells Fargo bank deposits. (1.0) Prepared and distributed vendor letters for Lamont. (2.0) Printed corrected tax forms. (1.4) Reviewed daily security report and corresponded re lockbox at Lamont. (.2)	5.4	A. Herren	\$ 202.50	\$ 1,093.50	\$ -	\$ -	\$ -	\$ -	\$ 1,093.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/5/2020	Worked on QuickBooks detail for Wells Fargo #0083. (1.0)	1.0	C. Kuras	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
6/5/2020	Initiated mortgage payments (.2) Coordinated documents for website posting. (.1) Attended to Windemere, 809 San Rafael sale documents. (.4) Attended to insurance matters and payables review. (.6) Conducted UCC research. (.8)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/5/2020	Conferred with T. McDonald re PTO, 1095 and payroll taxes. (.8) Worked on Himmelberg theft claim schedule, mailed 1095s, researched City Wide invoices and worked on Surfrider La Mesa civil unrest claims and schedule of average daily sales. (5.7)	6.5	L. Ryan	\$ 135.00	\$ 877.50	\$ -	\$ -	\$ -	\$ -	\$ 877.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/6/2020	Worked on QuickBooks detail for Wells Fargo #0083. (5.9)	5.9	C. Kuras	\$ 225.00	\$ 1,327.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,327.50
6/7/2020	Worked on QuickBooks detail for Wells Fargo #0083. (6.6)	6.6	C. Kuras	\$ 225.00	\$ 1,485.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,485.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/8/2020	Attended weekly team conference call. (.7) Collected, counted and recorded parking lot cash. (4.0) Reviewed daily security reports; corresponded re same. (.2) Scanned and archived closing statement for Bao Beach; corresponded re same. (.3)	5.2	A. Herren	\$ 202.50	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ 1,053.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/8/2020	Worked on QuickBooks detail for Wells Fargo #0083. (10.3)	10.3	C. Kuras	\$ 225.00	\$ 2,317.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,317.50
6/8/2020	Insurance including review of renewals, removal of various properties on our accounts and general updates for new broker. (0.4) University Ave sale, including update on escrow instructions. (0.1) Mixed use sales, including coordinating listing agreements with broker and making revisions to agreements. (0.3) Randolph St sale, including discussion with broker and K. Freitag re loan assumption for same, review of City Inspector penalties and corresponded/conferred with various parties (Atty Garcia, Mgr, and City inspector) re same. (0.7) Restaurant sales, including review of LOI for Mission Beach SR, updates with broker on Lamont offer and closing for Swell, coordinated review of PSA for Crown Point overbidder and participated in a conference call to discuss the auction process for same, provided updated contact information for Bao Beach closing, discussion and coordination with K. Freitag re terms of La Mesa SR sale and coordinated update PSA for same. (2.5) General operations, including participation in weekly conference call, review and approval of vendor invoices. (1.0)	5.0	G. Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/8/2020	Completed auction agreement. (.2) Reviewed Suntrust case expert agreement. (.2) Handled various operational matters. (.5) Held team meeting. (.7) Reviewed and completed 3792, 3816 listing agreements; reviewed Randolph docs and completed loan research. (2.7) Prepared Crown Point auction guidance and script; conferred with counsel and G. Rodriguez re: same. (2.1)	6.4	K. Freitag	\$ 315.00	\$ 2,016.00	\$ -	\$ -	\$ -	\$ -	\$ 1,953.00	\$ -	\$ -	\$ 63.00	\$ -	\$ -
6/8/2020	Reviewed and prepared schedule for outstanding City Wide invoices, corresponded with US Bank re copiers and continued to work on Surfrider La Mesa civil unrest claim and update sales report. (4.1) Attended team and then follow-up accounting calls. (1.3)	5.4	L. Ryan	\$ 135.00	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/8/2020	Conferred with S. Hoslett and N. Aspis and revised request list. (.3) Conferred with B. Young re ANI Development activity and researched same. (.8)	1.1	L. Ryan	\$ 225.00	\$ 247.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247.50
6/8/2020	Continued classification and reconciliation of Kim Media and other Kim Funding receipts and disbursements. (5.4) Held teleconference with L. Ryan and N. Aspis related to the subpoena listing. (0.3)	5.7	S. Hoslett	\$ 292.50	\$ 1,667.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667.25
6/8/2020	Worked on cash receipts and disbursement analysis, testing of ABC Funding Strategies Management. (2.5)	2.5	V. Liguzinski	\$ 225.00	\$ 562.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 562.50
6/9/2020	Corresponded with T. Askey re parking lots. (.2) Reviewed daily security reports; corresponded re same. (.2) Scheduled Crown Point auction Zoom call; corresponded re same. (.5) Corresponded re access to Lamont. (.2)	1.1	A. Herren	\$ 202.50	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ 222.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/9/2020	Final prep on Wells Fargo #0083. (.5)	0.5	C. Kuras	\$ 225.00	\$ 112.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/9/2020	3415 Mission Blvd sale, including review of signed PSA and coordinating Seller execution of same and update from broker re buyer interest. (0.3) Mixed use unit sales, including coordinating marketing updates with broker and cleanup of units with Mgr. (0.2) Randolph sale, including discussion with broker re potential loan assumption, discussion with City Inspector re notice and discussion with broker re same notice and updates with K. Freitag and Mgr re same. (0.8) Prop Mgmt, including update on backflow testing, update on vendor charges and approval of vendor invoices. (0.2) Vacation rental operations, including review of revised guidelines for operations, discussion with K. Freitag and Mgr re same and began detailed plans for same. (1.0) Restaurant sales, including various detailed discussions re auction procedure for Crown Point, coordinating execution of SR La Mesa PSA, and various updates on SR Mission Beach and SR Ocean Beach, coordinating wire instruction for Swell proceeds. (2.4)	4.9	G. Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ -
6/9/2020	Finalized documents and prepared for Crown Point auction (1.4) Worked on final comments, updates to quarterly report, repository dec. (2.1) Reviewed and signed 3415, La Mesa sale related docs. (1.5) Attended to Edelman investor scenario. (2) Forensic update from L. Ryan. (6) Reviewed approval re: Saska's temp license; conferred various re: UCCs and proceeding to close. (1.2) Conferred with escrow re: 3833 and temp license approval for Saska's. (1) Reviewed and conferred with PR. (2) Conferred with auctioneer. (1) Reviewed COVID guidance re: rentals; conferred with G. Rodriguez re: same. (2) Reviewed and signed mgmt agt amendment. (1)	7.7	K. Freitag	\$ 315.00	\$ 2,425.50	\$ -	\$ -	\$ -	\$ 661.50	\$ 1,512.00	\$ 63.00	\$ -	\$ -	\$ -	\$ 189.00
6/9/2020	Continued to work on Surfrider La Mesa claim, updated Himmelberg loss schedule, reviewed Fireside tax notice and conferred with S. Coleman re 1095s. (3.3)	3.3	L. Ryan	\$ 135.00	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/9/2020	Conferred with K. Freitag re forensic update. (6)	0.6	L. Ryan	\$ 225.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00
6/9/2020	Continued reconciliation and classification of Kim Funding and ABC Funding bank accounts and began work on ANI, Inc. accounting. (7.5)	7.5	S. Hoslett	\$ 292.50	\$ 2,193.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,193.75
6/9/2020	Worked on cash receipts and disbursement analysis, testing of CA Opportunity Fund. (1.5)	1.5	V. Liguzinski	\$ 225.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 337.50
6/10/2020	Processed Chase bank deposits. (.7) Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.3) Revised Crown Point auction Zoom call; corresponded re same. (.2) Inspected parking lots; issued warnings to violators. (.8) Corresponded with security re invoices. (.1) Completed forms for Cultivate LLC filing; corresponded with Paracorp re same. (.2) Distributed invites for Crown Point auction Zoom call; revised settings; corresponded re same. (.4)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/10/2020	West Washington, including discussion with tenant re rent and long term agreement, discussion with tenant re interest in purchasing the property and discussion with environmental consultant re Phase II report. (0.3) 3415 Mission Blvd sale, including update re open escrow. (0.1) Randolph sale, including discussion with broker re City Violation notice. (0.6) Mixed use/commercial sales, including discussion with broker re timing of marketing photos. (0.1) Restaurant sales, including updates on overbidders and coordinating zoom call for same, update on new escrow for SR La Mesa, various updates on the closing for Saskas and discussion with broker re parking lot and Lamont. (0.7) General sales of real estate, including discussion with buyer of previous federal equity receivership assets and provided portfolio information for same based on publicly available asset list, review of updates from Title company re potential sale problems and (0.2) Receiver's Quarterly report, including revisions to same and asset list. (0.9)	2.9	G. Rodriguez	10/5/1900	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -
6/10/2020	Coordinated multiple sets of documents for website posting. (.3) Completed final preparation for Crown Point auction. (.2) Conferred with Swell lender re: closure and dealt with Saska's UCC release. (.3) Addressed various accounts payable items. (.2) Reviewed documents and conferred with Atty Fates re: roaster agreement and report. (1.4) Conferred with insurance re: change of agent. (.1) Attended to closing documents for Saska's; conferred with counsel re: same. (.3) Coordinated getting documents to Saska's buyer for liquor license transfer. (.6)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/10/2020	Conferred with accounting team. (.5) Researched Fireside tax lien and summarized same, worked on accounts payables, conferred with copier company and coordinated pick up and corresponded with Chase re deposit bags and Wells Fargo re inactive accounts. (3.4)	3.9	L. Ryan	\$ 135.00	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/10/2020	Continued classification of ANI, Inc. bank accounts, work on reconciliations between accounts. (4.8)	4.8	S. Hoslett	\$ 292.50	\$ 1,404.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,404.00
6/10/2020	Worked on cash receipts and disbursement analysis, testing of CA Opportunity Fund and reconcile intercompany. (3.5)	3.5	V. Liguzinski	\$ 225.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 787.50
6/11/2020	Downloaded Crown Point auction Zoom video; corresponded re same. (.1)	0.1	A. Herren	\$ 202.50	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/11/2020	Restaurant sales, including discussion with broker re offer for La Mesa, Mission Beach and Ocean Beach and coordinating various discussion with escrow re La Mesa escrow. (0.5) 3415 Mission Blvd, including discussion (various) with broker re status of the sale and coordinating buyer due diligence to get deposit. (0.5) General operations, including staff meeting. (1.5) Prop Mgt meeting with Mgr to discuss status of the portfolio. (1.0) Vacation rental sales, including updates from broker re disclosures for Windemere and review of offer on 809 San Rafael. (0.3) Residential sales, including update with Tennyson broker re requested repairs. (0.2) Mixed use property including coordinating marketing and prop mgr re staging and showing. (0.3) 3415 Mission Blvd sale, including update from escrow and update re unrelated lien on title. (0.2) West Washington, including update from environmental consultant, discussion with tenant re status of Phase II and update with K. Freitag re sale strategy, further research into market rents and discussion with tenant re lease. (0.7) Participated in auction for SR Crown Point, reviewed/revised relevant addenda to PSAs and reviewed motion to advise the Court re same. (1.4)	6.6	G. Rodriguez	\$ 279.00	\$ 1,841.40	\$ -	\$ -	\$ -	\$ -	\$ 1,841.40	\$ -	\$ -	\$ -	\$ -	\$ -
6/11/2020	Conducted Crown Point auction. (.6) Reviewed Adams communications. (.3) Reviewed Crown Point amendments and updated motion. (.5) Attended to various operational items. (.6) Followed up on Cultivate bank account. (.1) Reviewed and conferred with counsel on liens issues. (.6) Coordinated legal review of and reviewed escrow instructions for Surf Rider. (.4)	3.1	K. Freitag	\$ 315.00	\$ 976.50	\$ -	\$ -	\$ 94.50	\$ -	\$ 882.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/11/2020	Conferred with Citywide re outstanding balance, researched and notice GRN funds and finalized Himmelberg loss schedule and receipts. (3.0)	3.0	L. Ryan	\$ 135.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/11/2020	Review additional Chicago Title production subpoena documents for investor related summaries (thousands of pages). (3.2)	3.2	S. Hoslett	\$ 292.50	\$ 936.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 936.00
6/11/2020	Worked on cash receipts and disbursement analysis, testing of CA Opportunity Fund and reconcile intercompany. (2.0)	2.0	V. Liguzinski	\$ 225.00	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00
6/12/2020	Processed Chase and Wells Fargo bank deposits. (1.0) Corresponded with T. Askey re parking lots. (.2) Corresponded with Atlas Defense re security services; corresponded with K. Freitag re same. (.2) Reviewed vendor invoices; forwarded to accounting. (.2) Researched correspondence from title companies; corresponded with G. Rodriguez re same. (.4) Collected parking lot cash; met with security. (1.0)	3.0	A. Herren	\$ 202.50	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/12/2020	Personal property, including discussion with repo company re pickup and coordinating same with B. Young and A. Herren. (0.2) University Ave sale, including discussion with broker re potential overbid and provided DD materials. (0.3) West Washington, including discussion with tenant re long term lease, and discussion with broker re market survey and update on tenant financial ability. (1.0) 3415 Mission Blvd sale, including update on unrelated IRS lien. (0.1) Restaurant sales, including updates on Crown Point SR amended PSAs and coordinating release of deposit for third place bidder and update with second place bidder, reviewed PSA on Mission Beach SR and coordination with Atty Lorenzen re PSA and K. Freitag re buyer capacity. (1.0) Vacation rentals, including coordinating with broker re documents for Windemere and 809 San Rafael, update with broker on contingencies for Windemere and repair request and discussion with broker re co-owner for 809 San Rafael. (0.7) Insurance review including meeting with broker to review entire portfolio and resolve various changes to same. (1.1)	4.4	G. Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
6/12/2020	Met with G. Rodriguez and new agent re: insurance detailed review. (1.0) Conferred with Atty Fates re: various, including CTC claims. (1.1) Conferred with re: insurance removals, provided follow-on documents requested. (.5) Attended to escrow cancellation for non-winning bidder and signed amendment for winning bidder. (.1)	2.7	K. Freitag	\$ 315.00	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ 504.00	\$ -	\$ 346.50	\$ -	\$ -	\$ -
6/12/2020	Continued to work on Surfrider La Mesa civil unrest claim, life insurance letter and schedule and May expenses with Flores. (2.2)	2.2	L. Ryan	\$ 135.00	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/12/2020	Reviewed accounting work completed to dates by V. Liguzinski and held teleconference related to the same. (1.3) Work on intercompany transactions. (3.0)	4.3	S. Hoslett	\$ 292.50	\$ 1,257.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,257.75
6/12/2020	Worked on cash receipts and disbursement analysis, testing of intercompany; confer with S. Hoslett forensic analysis. (3.3)	3.3	V. Liguzinski	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
6/15/2020	Attended weekly team conference call. (1.0) Corresponded with T. Askey re parking lots. (.2) Corresponded with K. Freitag re liquor license renewal check. (.1) Counted and recorded parking lot cash. (4.0)	5.3	A. Herren	\$ 202.50	\$ 1,073.25	\$ -	\$ -	\$ -	\$ -	\$ 1,073.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/15/2020	West Washington, including further negotiations with tenant re long term lease, including providing detailed information re same. (0.5) Property Mgt, including update with Mgr on portfolio, approved vendor invoices and coordinated activity with listing brokers. (0.8) Tennyson sale, including discussion with broker re additional repairs requested by the buyer and coordinating same. (0.6) Mixed use sales, including coordinating various items with broker re 3816 and 3792 Mission Blvd properties. (0.3) General operations, including approving temp employee timesheet. (0.1) Participated in weekly staff meeting. (1.0) Vacation rental sales, including coordinating execution of 809 San Rafael by co-owner and provided memo to K. Freitag re same. (0.3) 3415 Mission Blvd, including coordinating additional due diligence. (0.2) 140 Keller operations, including discussion with D. Strobe re status of tenant returns and approved supplies. (0.2) Restaurant sales, including coordinating Crown Point addenda for auction results and responding to buyer inquiry, updates on La Mesa SR closing instructions and coordinating full execution of PSA documents and preparing memo for Atty Fates re sale approval motion, update with title on lien release for Saskas, coordinating PSA for Mission Beach SR and update on lease amendment for same. (1.2)	5.2	G. Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
6/15/2020	Coordinated documents for website posting. (.1) Attended to various sale related documents and correspondence for 809 San Rafael, Crown Point and Windemere. (1.9) Held team call. (1.0) Followed up on auctions. (.3) Conferred with S. Hoslett and forensic team re: status and additional CTC docs needed/subpoenas. (.6) Reviewed Adams correspondence; conferred with Atty Fates re: same and roaster. (.7)	4.7	K. Freitag	\$ 315.00	\$ 1,480.50	\$ -	\$ -	\$ 220.50	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00
6/15/2020	Continued to work on Surfrider La Mesa civil unrest claim and calculation, corresponded with D. Strobe re copiers, researched deposits for Surfrider and payroll forms with B. Young. (2.1) Attended call with team. (1.0)	3.1	L. Ryan	\$ 135.00	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ 418.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/15/2020	Corresponded with Atty Aspis re: Chicago Title production. (0.2) Conferred with K. Freitag re: same. (.6)	0.8	S. Hoslett	\$ 292.50	\$ 234.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234.00
6/15/2020	Worked on cash receipts and disbursement analysis, testing of restaurant PatExp. (3.3)	3.3	V. Liguzinski	\$ 225.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 742.50
6/16/2020	Scanned and archived liquor license renewals; corresponded re same. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/16/2020	Mixed use, including detailed discussion with broker re sale terms and prepared draft LOI for using with potential buyers and requested title report from title company. (0.8) 3415 Mission Blvd sale, including discussion with broker re deposit and terms of transaction and provided Atty Fates with memo in anticipation of sale motion. (1.0) Randolph sale, including discussion with broker re potential offer. (0.1) Tennyson sale, including discussion with broker re request for repairs and coordinated execution of the same. (0.3) Restaurant sales, including discussion with escrow re lien release for Saskas and update from Atty Lorenzen re same closing, review of motion for sale approval of La Mesa SR and coordinated legal posting for the same. (1.5) Prop Mgt, including various discussions with Mgr re 4030.5 inspection and discussion with Atty Garcia re entry rights, discussion with City Inspector and updates with Mgr. (1.2) Vacation rentals, including coordinating disclosures for Windemere, discussion with broker re 809 San Rafael ownership and update re same. (0.3)	5.2	G. Rodriguez	10/5/1900	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/16/2020	Attended to various sale related documents for Windemere, Tennyson, Randolph and La Mesa. (1.3)	1.3	K. Freitag	\$ 315.00	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/16/2020	Reviewed Flores payables for Surfrider, worked on 1095 and 1094 forms, reviewed ANI and properties unpaid bills. (3.4)	3.4	L. Ryan	\$ 135.00	\$ 459.00	\$ -	\$ -	\$ -	\$ -	\$ 459.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/16/2020	Reviewed accountings prepared by C. Kuras. (.9) Conferred re: same. (.4)	1.3	S. Hoslett	\$ 292.50	\$ 380.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380.25
6/17/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Coordinated delivery of file boxes from Knox; corresponded re same. (.2) Completed form, scanned and archived liquor license renewal; corresponded re same. (.2) Corresponded with K. Freitag re property insurance notice. (.1) Scanned and archived legal invoices and insurance documentation; corresponded re same. (.2)	1.7	A. Herren	\$ 202.50	\$ 344.25	\$ -	\$ 40.50	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/17/2020	Call with S. Hoslett to discuss ANI, Inc. - Wells Fargo #0083. (.4)	0.4	C. Kuras	\$ 225.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90.00
6/17/2020	Forensic Accounting, including providing list of investors to forensic accountant. (0.1) Vacation rental sales, including discussion with broker re 809 San Rafael disclosures and addendum to PSA for co-owner, and reviewed information requested by Windemere buyer re due diligence. (0.2) Restaurant sales, including discussion with broker re status of transactions and potential offer for Lamont, review of funds for Mission Beach SR, update re sale of Saskas. (0.6) Randolph sale, including discussion with Mgr re permit for house meter. (0.2) Tennyson sale, including coordinating amendment with broker and prepared memo for the sale approval motion. (1.2) 3415 Mission Blvd, including update from buyer re tenants, update from broker re marketing and finalized memo to Atty Fates re sale motion, reviewed rental applications and discussed same with Mgr and prepared lease for tenant. (1.4) University Ave sale, including review of potential overbidder offer and discussion with brokers re sale process for same and provided asset list for same and discussion with broker for stalking horse re status of DD. (0.6) 3515 Hancock sale, including discussion with broker re potential offer and commission terms for the same. (0.2) General Operations, including approving vendor invoices. (0.1) Insurance update re vacation rentals and transition of broker of record. (0.2)	4.8	G. Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ 1,311.30	\$ 27.90	\$ -	\$ -	\$ -	\$ -
6/17/2020	Conferred with Atty Fates re: investor email. (.2)	0.2	K. Freitag	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -
6/17/2020	Attended conference call. (.5) Corrected 1094c forms. (2.1)	2.6	L. Ryan	\$ 135.00	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/17/2020	Worked on cash receipts and disbursement analysis, testing of PatExp and Fireside. (5.8)	5.8	V. Liguzinski	\$ 225.00	\$ 1,305.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,305.00
6/18/2020	Reviewed daily security reports; corresponded re same. (.2) Revised vacation rental policy renewal letters; corresponded re same. (.4)	0.6	A. Herren	\$ 202.50	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/18/2020	Vacation Rental sales, including coordinating execution of 809 San Rafael sale and listing documents by co-owner, review of disclosures and coordinating same. (0.6) 140 Keller sale, including update from broker re NDA and potential interest in real estate. (0.1) Restaurant sales, including update on legal notice for La Mesa SR, discussion with broker re liquor license for Lamont. (0.3) Randolph sale, including update with K. Freitag and coordinating execution of mold testing agreement. (0.1) Personal property sales, including review of auction items and coordinating art review by fine art appraiser. (0.3) 3415 Mission Blvd including finalizing lease for new tenant and update on memo to Atty Fates re marketing for sale motion. (2.0) Tennyson sale, including finalizing memo to Atty Fates re closing, review of sale motion, coordinating legal posting and approving execution of escrow documents. (1.0) Mixed use, including discussion with title and escrow re transaction fees. (0.1) Insurance, including various updates from broker. (0.2)	4.7	G. Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -
6/18/2020	Conducted ABC and FF&E sales tax research. (1.6) Signed various, including tax engagement, insurance documents. (4) Conferred with counsel re: various. (4) Returned investor call. (3) Reviewed and signed Windemere contingency removal. (2) Reviewed prospective settlement documentation/correspondence; provided research and feedback to counsel. (1.6) Reviewed, updated Tennyson motion. (6)	5.1	K. Freitag	\$ 315.00	\$ 1,606.50	\$ -	\$ -	\$ 504.00	\$ -	\$ 1,008.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -
6/18/2020	Finalized and mailed 1094s and reviewed BOE with A. Castellano. (2.5)	2.5	L. Ryan	\$ 135.00	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ 337.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/18/2020	Researched ANI License Fund for S. Hoslett and researched GCC2 activity. (1.7) Attended call with S. Hoslett re: ANI. (5)	2.2	L. Ryan	\$ 225.00	\$ 495.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495.00
6/18/2020	Reviewed engagement letter for CA Opportunity Licenses fund tax return. (2) Researched ownership of ANI License Fund LLC and payments to USD. (6) Continued work on ANI Inc. accounting. (4.2) Held teleconference with L. Ryan related to the same. (0.5)	5.5	S. Hoslett	\$ 292.50	\$ 1,608.75	\$ -	\$ 58.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550.25
6/19/2020	Collected, counted and recorded parking lot cash. (4.0) Processed Wells Fargo bank deposits. (.8) Dropped off bank bags at SRLM. (.8) Corresponded re Lamont tax penalty and check. (.2) Corresponded re safe codes. (.1)	5.9	A. Herren	\$ 202.50	\$ 1,194.75	\$ -	\$ -	\$ -	\$ -	\$ 1,194.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/19/2020	General operations, including update on security at Hancock property. (0.1) 301 D, including discussion with broker re potential transaction. (0.1) Prop Mgt, including approval of vendor invoices, review of tenant matter at Randolph, discussion re same with Atty Garcia and follow up with Mgr. (0.6) Tennyson sale, including discussion with Atty Fates re changes to sale motion and review of the same. (0.4) Personal property, including discussion with art appraiser re in person review. (0.2) 140 Keller sale, including discussion with broker re property tour and discussion with manager re rent roll. (0.2) Insurance update from broker on various policy changes. (0.2) Restaurant sales, including further coordination on La Mesa SR legal notice and discussion with K. Freitag re pricing. (0.3)	2.1	G. Rodriguez	\$ 279.00	\$ 585.90	\$ -	\$ -	\$ -	\$ -	\$ 585.90	\$ -	\$ -	\$ -	\$ -	\$ -
6/19/2020	Continued review and attended investor settlement call. (1.2) Reviewed bank request and University request. (.6) Had call with counsel re: represented investor and attended to response to CT motion. (1.9) Conferred with lender re: post sale sales tax (Swell). (1.1) Updated lender on Univ. property. (2) Conferred with Knox. (1)	4.1	K. Freitag	\$ 315.00	\$ 1,291.50	\$ -	\$ 31.50	\$ -	\$ -	\$ 283.50	\$ -	\$ 976.50	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/19/2020	Prepared check register for ANI Development, reviewed accounts payable, corresponded with City Wide re outstanding invoices, corresponded with Flores re BOE and prepared Cal Private demand letter. (4.5)	4.5	L. Ryan	\$ 135.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/19/2020	Worked on ANI investor listing. (2.4) Review of C. Kuras accounting productions for ANI Development and various issues related to these accountings. (5.3) Provide additional ANI Development bank records and observations to C. Kuras. (1.0)	8.7	S. Hoslett	\$ 292.50	\$ 2,544.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 702.00	\$ -	\$ -	\$ -	\$ 1,842.75
6/19/2020	Review, sign and send A/P check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/20/2020	Corresponded with T. Askey re parking lots. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/22/2020	Attended weekly team conference call. (.6) Corresponded with L. Ryan re bank statements. (.1)	0.7	A. Herren	\$ 202.50	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/22/2020	Ins update from broker. (0.1) 3415 Mission sale, incl review/revisions to sale motion, discussion with title re new order and new policy. (1.0) Tennyson sale, incl review/revision of closing docs, coordinated with K. Freitag, update on contingency release from broker. (0.4) General ops, incl approval of temp employee timesheet, coordinating pickup of Mercedes Sprinter. (0.2) General ops, incl weekly conference call with all staff and approved vendor invoices. (0.6) Personal property sale, incl discussion with E. Hughes re collection of equip and discussion with staff, vendor re sale of iPads. (0.2) Univ sale, incl discussion with overbidder re site showing instructions. (0.1) Vacation rentals incl discussion with broker re 809 San Rafael doc for signature by co-owner, discussion with K. Freitag re commissions for Windemere and San Rafael. (0.3) Mixed Use sales, incl discussion with broker re renting unit. (0.1) Randolph St ops, incl discussion with City Inspector re permitting additions. (0.1) Restaurant sales, incl discussion with broker re potential interest in Himmelberg's, coordinating legal notice for La Mesa SR, review of updated PSA and coordinating same with buyer and brokers; discussion with escrow re title inspection and timeline for closing of Saskas, f/u with Atty Lorenzen re changes to PSA for same, discussion with brokers re Mission Beach SR PSA. (1.4) W Washington, incl discussion with tenant re long term lease. (0.2)	4.7	G. Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -
6/22/2020	Coordinated multiple documents for website posting. (.2) Held weekly team meeting. (.6) Followed up on auction items. (.1) Signed Tennyson docs. (.4) Conferred, reviewed latest investor list; reviewed, commented on proposal to investor counsel. (1.7) Reviewed property tax request. (.2) Conferred with G. Rodriguez and Atty Fates re: various sale related items. (.9) Reviewed 3415 Motion and prepared 809 SR calculations. (1.2)	5.3	K. Freitag	\$ 315.00	\$ 1,669.50	\$ -	\$ -	\$ -	\$ -	\$ 1,134.00	\$ -	\$ 535.50	\$ -	\$ -	\$ -
6/22/2020	Reviewed Kaiser bill, accounts payables, Lamont property tax form, BOE liquor sales research and researched boxes for statements. (3.5) Attended conference call with ANI team. (.6)	4.1	L. Ryan	\$ 135.00	\$ 553.50	\$ -	\$ -	\$ -	\$ -	\$ 553.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/22/2020	Reviewed various files for testing by V. Liguzinski including Swell Coffee, BAO Beach, etc. (1.2)	1.2	S. Hoslett	\$ 292.50	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351.00
6/23/2020	Processed, scanned, archived and distributed property sale documents for parking lot, Tennyson and Saskas's. (1.2) Reviewed vendor invoices; forwarded to accounting. (.6) Researched food truck title; corresponded re same. (.3) Corresponded re access to Lamont. (.2)	2.3	A. Herren	\$ 202.50	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/23/2020	Corresponded with investors re status of receivership, claims process and general questions. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/23/2020	Prop Mgt, including review of offer from tenant at Randolph to get caught up on lease. (0.1) Mixed use sale, including discussion with broker re potential offer and discussion with (0.2) University Ave sale, including update from broker re offer. (0.1) 3415 Mission Blvd, including final revisions to sale motion, discussion with Atty Fates re title matters and coordinating entity documents for Title company review. (0.3) Restaurant sales, including discussion with broker re interest in Lamont and Himmelberg's and coordinated tour, review and revisions to closing statements for Saskas and the parking lot and coordination with K. Freitag re same, discussion with broker re offer on Mission Beach SR and La Mesa SR, discussion with broker re PSA for Mission Beach SR (1.5) 140 Keller operations including conference call with Mgr re same. (0.4) Vacation rentals, including review of analysis on San Rafael, coordinating sale disclosures, coordinating Atty Lance execution of San Rafael and preparing memo to Atty Fates re Windemere sale and providing additionally requested information. (1.1)	3.7	G. Rodriguez	\$ 279.00	\$ 1,032.30	\$ -	\$ -	\$ -	\$ -	\$ 1,032.30	\$ -	\$ -	\$ -	\$ -	\$ -
6/23/2020	Reviewed 809 numbers; conferred with Atty Fates re: same, settlement discussions, etc. (1.0) Coordinated documents for website posting. (.1) Signed Tennyson closing documents; conferred with G. Rodriguez re: same. (.8) Attended conf. call re: reopening and marketing of co-work. (.3) Attended to 3415 motion. (.2) Reviewed and signed closing documents for Saska's and Parking Lot. (1.5) Reviewed doc re: auction results and operations correspondence. (.3) Reviewed CTC items. (1.2) Attended to La Mesa dec and PR response. (.6) Reviewed doc re: W. Washington relief. (.3) Followed up with investor and lender. (.3)	6.6	K. Freitag	\$ 315.00	\$ 2,079.00	\$ -	\$ -	\$ -	\$ -	\$ 1,606.50	\$ 94.50	\$ 378.00	\$ -	\$ -	\$ -
6/23/2020	Reviewed accounts payable for ANI and properties, researched Lamont property tax penalties, Shell invoice and entity documents and dealt with Surfrider La Mesa Cox account. (3.6)	3.6	L. Ryan	\$ 135.00	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/23/2020	Followed up with Atty Aspis related to Chicago Title escrow document production. (0.2)	0.2	S. Hoslett	\$ 292.50	\$ 58.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58.50
6/23/2020	Worked on cash receipts and disbursement analysis, testing of restaurants Saskas and Andreas Truffles. (2.8)	2.8	V. Liguzinski	\$ 225.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630.00
6/24/2020	Picked up, dropped off, scanned and archived accounts payable checks; corresponded re same. (1.0) Inspected, photographed and secured boxing gym; conferred with E. Hughes re same. (1.0) Researched status of document shipping; corresponded re same. (1.1) Delivered property documents to Heritage Escrow. (.6) Dropped of food truck title for auction. (.5)	3.2	A. Herren	\$ 202.50	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/24/2020	Tennysen sale, including coordinated contingency release. (0.1) Randolph, including discussion with broker re potential offers. (0.1) 3415 Mission Blvd, including review of lease for Unit C and coordinating execution of the same. (0.2) Insurance update on vacation rental properties. (0.1) West Washington, including review of relief from stay motion and discussion with K. Freitag re same. (1.7) University Ave, including discussion with stalking horse re contingency release and discussion with potential overbidder re timing. (0.2) Restaurant sales, including discussion with broker re overbidding for La Mesa SR and review of declaration in support of sale motion for same, coordinating viewings with broker for Himmelberg's and Lamont, discussion with broker and escrow re timing for closing on Saskas and parking lot and coordinated Bao Beach trademark transfer. (1.0) Vacation rentals, including discussion with broker re disclosures for 809 San Rafael and update on sale motion for Windemere. (0.2)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
6/24/2020	Continued review of W. Washington stipulation for relief. (.6) Reviewed Adams response. (.2) Coordinated items for Saska's IP transfer, auction results. (.4) Worked on investor list. (.8) Coordinated website postings. (.2)	2.2	K. Freitag	\$ 315.00	\$ 693.00	\$ -	\$ -	\$ 63.00	\$ -	\$ 378.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -
6/24/2020	Reviewed old vendor invoices with A. Castellano, corresponded with Flores re PAF and PTO and corresponded with Paycom. (4.0) Conferred with accounting team and B. Young re accounting issues. (.9)	4.9	L. Ryan	\$ 135.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/24/2020	Conferred with S. Hoslett and N. Aspis re Union Bank and Chicago Title production and reviewed Union Bank wires. (1.0)	1.0	L. Ryan	\$ 225.00	\$ 225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00
6/24/2020	Reviewed email correspondence from Atty Aspis related to Chicago Title escrow production for investor activity and numerous Peterson accounts; held teleconference calls related to the same with L. Ryan and N. Aspis. (1.0) Worked on updated investor listing. (1.8)	2.8	S. Hoslett	\$ 292.50	\$ 819.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ 292.50
6/25/2020	Corresponded re closing of parking lot and Saska's and schedule for key turnover; corresponded with security re cancellation of services for Saska's. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/25/2020	Call with S. Hoslett to discuss ANI Development & start work on ANI Development Wells Fargo #0874. (1.7)	1.7	C. Kuras	\$ 225.00	\$ 382.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 382.50
6/25/2020	Hancock sale, including discussion with vendor re lien release and potential buyer re same. (0.2) University Ave, including discussion with broker re offer received. (0.2) West Washington, including review of Phase II and discussion with vendor and K. Freitag re same and discussion with tenant re lease. (0.6) Insurance portfolio update from broker on Liberty Mutual policies. (0.1) Mixed use sale, including discussion with title officer re clearance for title on sale. (0.1) Prop Mgt, including update chargeback from VRBO and portfolio review with Mgr. (2.1) Vacation rentals, including review of fully executed 809 San Rafael listing and PSA and confirmations with Atty Fates re same. (0.1) Restaurant sales, including review of parking lot closing documents, update with K. Freitag on overbidding for La Mesa, and update with escrow re closing for Saskas and Parking Lot and coordinated Exhibit E for the parking lot and follow up on Mission Beach SR PSA. (0.5) Randolph St sale, including review of offers received and discussion with broker re same. (0.5)	4.4	G. Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/25/2020	Signed various closing docs (e.g., Tennyson contingency removal); coordinated transition items for Saska's and parking lot. (.4) Conferred with counsel re: various, including Pac West roaster correspondence. (.3) Conferred with 3415 lender. (.2) Reviewed Phase II. (.2)	1.1	K. Freitag	\$ 315.00	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/25/2020	Reviewed accounts payable items with S. Coleman and entity documents with B. Young. (.9)	0.9	L. Ryan	\$ 135.00	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/25/2020	Reviewed Chicago Title Union Bank document production (18 Boxes) and corresponded with Counsel regarding missing records and various other issues. (6.8) Reviewed ANI Development issues raised by C. Kuras and held a conference call related to the same. (1.3)	8.1	S. Hoslett	\$ 292.50	\$ 2,369.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,369.25
6/25/2020	Review, sign and send A/P check run. (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/26/2020	Collected parking lot cash; met with broker B. Schrader to turn over keys for parking lot and Saska's; corresponded re same. (1.3)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -
6/26/2020	Call with S. Hoslett & B. Young regarding reconciliation of ANI Development accounts; worked on WF #0874. (1.9)	1.9	C. Kuras	\$ 225.00	\$ 427.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427.50
6/26/2020	3816 Mission Blvd sale and operations, including discussion with broker re offer received and overbid and offer scenarios and discussion with Mgr re set up of unit for vacation rentals and research into pricing for same. (0.6) 140 Keller sales and operations, including discussion with broker re rent roll and discussion with Mgr re janitorial contract. (0.1) University Ave, including discussion with broker re buyer site meeting and coordinated same with Mgr. (0.1) Liquor license strategy discussion and review of offer for Lamont license with K. Freitag. (0.2) 3415 Mission Blvd, including update from title company re IRS lien and discussion with Atty Fates and K. Freitag re same. (0.2) Restaurant sales, including coordinating execution of assignment for parking lot, coordinating closing wire from escrow, discussion with K. Freitag re same, and discussion and coordination with broker re closing and access to parking lot lockbox and Saskas. (0.5) Vacation rental sales, including review/revisions to sale motion, discussion with Atty Fates re details and discussion with broker re same, and coordinated legal notice for same sale and discussion with broker re overbidding process. (1.4)	3.1	G. Rodriguez	\$ 279.00	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -
6/26/2020	Reviewed and signed lease. (.4) Conferred with G. Rodriguez re: sale related items - parking lot, Saska's, Lamont. (.4) Reviewed and finalized Crown Point auction agreement. (.3)	1.1	K. Freitag	\$ 315.00	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/26/2020	Reviewed Flores payables for Surfrider and conferred with B. Young re IRS documents. (.8)	0.8	L. Ryan	\$ 135.00	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ 108.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/26/2020	Continued review of Chicago Title Union Bank production (18 Boxes) including extracting wire schedules. Attempt to extract ANI wire/investor data from bank records. (3.8) Held conference call with C. Kuras and ANI staff related to the ANI Development bank accounting. (0.5)	4.3	S. Hoslett	\$ 292.50	\$ 1,257.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,257.75
6/26/2020	Reviewed/attended to payables. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/27/2020	Counted and recorded parking lot cash. (3.5)	3.5	A. Herren	\$ 202.50	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/27/2020	Worked on QuickBooks detail for Wells Fargo #0874. (2.8)	2.8	C. Kuras	\$ 225.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630.00
6/27/2020	Reviewed Windemere motion for approval. (.6) Coordinated website posting. (.1)	0.7	K. Freitag	\$ 315.00	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/28/2020	Worked on QuickBooks detail for Wells Fargo #0874. (1.8)	1.8	C. Kuras	\$ 225.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
6/29/2020	Attended weekly team conference call. (1.0) Counted and recorded San Jose parking lot cash. (2.0) Processed Chase and Wells Fargo bank deposits. (1.0)	4.0	A. Herren	\$ 202.50	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/29/2020	Worked on QuickBooks detail for Wells Fargo #0874. (5.3)	5.3	C. Kuras	\$ 225.00	\$ 1,192.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.50
6/29/2020	Prop Mgt, including discussion with Mgr re vacation rental unit for 3816 and update on short term rentals market. (0.2) Restaurant sales, including discussion with Atty Lorenzen re closing documents for Saskas business transfer, discussion with broker re Mission Beach SR and discussion with K. Freitag re same and follow up with broker re liquor license offer. (0.7) 3415 Mission Blvd, including discussion with broker re auction and provided information for overbidding. (0.2) General operations, including participation in weekly conference call with all staff, and approved temporary employee hours. (1.1) Mixed use sale, including review of offer for 3816 Mission Blvd and discussion with broker re same, review of second offer and strategy for response to both. (0.5) Vacation rental sales, including preparing sale motion memo to Atty Fates re 809 San Rafael. (0.4)	3.1	G. Rodriguez	\$ 279.00	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -
6/29/2020	Attended weekly meeting with team (1.0). Followed up on various, including Saska's transition, funds transfer, payables, roaster, etc. (6)	1.6	K. Freitag	\$ 315.00	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ 504.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/29/2020	Attended conference call with ANI team. (1.0) Conferred with accounting team re ANI and Saska's utilities, reviewed payroll and reviewed Flores payables for Surfrider. (1.7)	2.7	L. Ryan	\$ 135.00	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
6/29/2020	Reviewed additional ANI Development schedules prepared by C. Kuras and held conference call related to the same. (1.0) Correspondence with Atty Aspis related to the Chicago Title investor spreadsheet production. (0.2)	1.2	S. Hoslett	\$ 292.50	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351.00
6/30/2020	Counted and recorded Redondo parking lot cash. (1.9)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ -	\$ -	\$ -
6/30/2020	Worked on QuickBooks detail for Wells Fargo #0874. (1.4)	1.4	C. Kuras	\$ 225.00	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315.00
6/30/2020	Randolph sale, including review of offer and discussion with broker re status of repairs and eviction. (0.5) Restaurant sales, including detailed discussion with broker re offer for Mission Beach SR and discussion with additional broker re interest in the leased parking lot. (0.3) West Washington, including update from tenant on leasing and prepared leasing memo for K. Freitag and lender. (0.9) University Ave sale, including discussion with broker re release of contingencies, and coordinated updated review of the property. (0.2) Vacation rental sales, including review of declaration for Windemere and updated document for 809 San Rafael and discussion with escrow re entity paperwork and provided Atty Fates additional information requested re property history. (0.7) Prop Mgt, including discussion with Mgr re new vacation rental at 733 Salem Ct, and approval of various vendor invoices, details on Randolph repairs, strategy re same, discussion with Atty Garcia re 1775 Diamond response to our notices and provided him feedback, and discussion with Atty Garcia re potential settlement for 4030.5 Randolph eviction. (2.3) Mixed Use, including review of second offer, and coordinating execution of multiple counter offers. (0.3)	5.2	G. Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
6/30/2020	Reviewed and signed Windemere declaration. (.2) Reviewed 3816 counter offers. (.3) Transferred funds and conferred re: Patio 101 liquor license update. (.1) Attended to 809 documents and Aventine liquor license. (.2) Conferred re: life insurance documents. (.1) Addressed POA/IRS request. (.4) Coordinated website postings. (.1) Conferred with title re: Tennyson lien. (.5) Reviewed CT objections. (.2)	2.1	K. Freitag	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 598.50	\$ -	\$ 63.00	\$ -	\$ -	\$ -
6/30/2020	Reviewed ANI payroll, saved down Chase statements and reviewed ANI, Keller and properties outstanding payables. (2.6) Conferred with IRS re Fireside. (1.5)	4.1	L. Ryan	\$ 135.00	\$ 553.50	\$ -	\$ 202.50	\$ -	\$ -	\$ 351.00	\$ -	\$ -	\$ -	\$ -	\$ -
6/30/2020	Reviewed the CA Opportunity tax returns and provided feedback to the Spiegel CPA firm related to the same. (1.7)	1.7	S. Hoslett	\$ 292.50	\$ 497.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497.25
6/30/2020	Worked on cash receipts and disbursement analysis, testing of restaurants Swell Coffee LLC, Patio on Lamont, Patio Marketplace, BAO Beach and 2163 Abbott. (6.5)	6.5	V. Liguzinski	\$ 225.00	\$ 1,462.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,462.50
Total April 2020 - June 2020 Fees		1,428.5			\$ 344,941.65	\$ -	\$ 4,195.35	\$ 4,061.70	\$ 11,346.30	\$ 189,896.85	\$ 1,890.90	\$ 5,607.00	\$ 118.80	\$ -	\$ 127,824.75

EXHIBIT B

EXHIBIT B

Project	Date	Description	Amount
SEC	4/1/2020	Q120 Carryover Expenses	237.50
SEC	4/8/2020	April 2020 Postage	7.75
SEC	4/8/2020	Locks for property	10.75
SEC	4/20/2020	Receivership phone number	4.99
SEC	4/30/2020	April 2020 - FedEx	327.25
SEC	5/19/2020	Receivership phone number	4.99
SEC	5/26/2020	May 2020 Postage	4.20
SEC	5/31/2020	May 2020 - FedEx	50.34
SEC	5/31/2020	April and May 2020 website updates and mailchimp	510.00
SEC	6/19/2020	Receivership phone number	4.99
SEC	6/19/2020	June 2020 Postage	8.30
SEC	6/30/2020	June 2020 - FedEx	65.49
SEC	6/30/2020	June 2020 website updates and mailchimp	425.00
SEC	6/30/2020	June 2020 copies	13.05
SEC	6/30/2020	Through June 30, 2020 Special Counsel Fees/Expenses	986.14
SEC	6/30/2020	June 5, 2020 through September 25, 2020 Trademark/IP Legal Fees/Expenses	6,605.00

\$ 9,265.74

EXHIBIT C

EXHIBIT C

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

STANDARDIZED FUND ACCOUNTING REPORT

CIVIL - RECEIVERSHIP FUND

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

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

REPORTING PERIOD 04/01/2020 - 06/30/2020

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

Receivership; Case No. 19-cv-01628-LAB-AHG
Reporting Period 04/01/2020 to 06/30/2020

FUND ACCOUNTING (See instructions):				
		Detail	Subtotal	Grand Total
Line 1	Beginning Balance (As of 04/01/2020):	12,613,670		12,613,670
	Increases in Fund Balance:			
Line 2	Business Income	467,481		467,481
Line 3	Cash and Securities	207,040		207,040
Line 4	Interest/Dividend Income	6,448		6,448
Line 5	Business Asset Liquidation	2,097,977		2,097,977
Line 6	Personal Asset Liquidation	-		-
Line 7	Third-Party Litigation Income	330,000		330,000
Line 8	Miscellaneous - Other	56,682		56,682
	Total Funds Available (Lines 1 - 8):	15,779,298		15,779,298
	Decreases in Fund Balance:			
Line 9	Disbursements to Investors	-		-
Line 10	Disbursements to Receivership Operations			
Line 10a	Disbursement to Receiver or Other Professionals	(506,760)		(506,760)
Line 10b	Business Asset Expenses	(1,490,988)		(1,490,988)
Line 10c	Personal Asset Expenses	-		-
Line 10d	Investment Expenses	-		-
Line 10e	Third-Party Litigation Expenses			
	1. Attorney Fees	(654,846)		(654,846)
	2. Litigation Expenses	-		-
	Total Third-Party Litigation Expenses	(654,846)		(654,846)
Line 10f	Tax Administrator Fees and Bonds	-		-
Line 10g	Federal and State Tax Payments	-		-
	Total Disbursements for Receivership Operations			(2,652,594)
Line 11	Disbursements for Distribution Expenses Paid by the Fund:			
Line 11a	Distribution Plan Development Expenses:			
	1. Fees:			
	Fund Administrator.....	-		-
	Independent Distribution Consultant (IDC).....	-		-
	Distribution Agent.....	-		-
	Consultants.....	-		-
	Legal Advisors.....	-		-
	Tax Advisors.....	-		-
	2. Administrative Expenses	-		-
	3. Miscellaneous	-		-
	Total Plan Developmental Expenses			-
Line 11b	Distribution Plan Implementation Expenses:			
	1. Fees:			
	Fund Administrator.....	-		-
	IDC.....	-		-
	Distribution Agent.....	-		-
	Consultants.....	-		-
	Legal Advisors.....	-		-
	Tax Advisors.....	-		-
	2. Administrative Expenses	-		-
	3. Investor Identification:			
	Notice/Publishing Approved Plan.....	-		-
	Claimant Identification.....	-		-
	Claims Processing.....	-		-
	Web Site Maintenance/Call Center.....	-		-
	4. Fund Administrator Bond	-		-
	5. Miscellaneous	-		-
	6. Federal Account for Investor Restitution (FAIR) Reports Expenses	-		-
	Total Plan Implementation Expenses			-
	Total Disbursements for Distribution Expenses Paid by the Fund			-
Line 12	Disbursements to Court/Other:			
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees	-		-
Line 12b	Federal Tax Payments	-		-
	Total Disbursement to Court/Other:			-
	Total Funds Disbursed (Lines 9 - 11):			(2,652,594)
Line 13	Ending Balance (As of 06/30/2020):			13,126,704

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

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

Reporting Period 04/01/2020 to 06/30/2020

Line 14 Ending Balance of Fund - Net Assets:			
Line 14a Cash & Cash Equivalents			13,126,704
Line 14b Investments			-
Line 14c Other Assets or Uncleared Funds			-
Total Ending Balance of Fund - Net Assets			13,126,704

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

Receiver:

By:

(signature)

(printed name)

(title)

Date:

January 13, 2021