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12 KRISTA FREITAG

13 UNITED STATES DISTRICT COURT  
14 SOUTHERN DISTRICT OF CALIFORNIA  
15

16 SECURITIES AND EXCHANGE  
COMMISSION,

17 Plaintiff,

18 v.

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

21 Defendants,

22 AMERICAN NATIONAL  
INVESTMENTS, INC.,

23 Relief Defendant.  
24

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

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

**REQUEST FOR APPROVAL OF  
ENGAGEMENT OF ALLEN  
MATKINS LECK GAMBLE  
MALLORY & NATSIS, LLP AS  
RECEIVER'S GENERAL COUNSEL  
ON A NON-PROVISIONAL BASIS**

Date: April 13, 2020  
Time: 11:15 a.m.  
Courtroom: 14A  
Judge: Hon. Larry Alan Burns

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1 Krista Freitag ("Receiver"), the Court-appointed permanent receiver for  
2 Defendant ANI Development, LLC, Relief Defendant American National  
3 Investments, Inc., and their subsidiaries and affiliates ("Receivership Entities"),  
4 hereby submits this first interim application for approval and payment of fees and  
5 reimbursement of expenses ("Application") and request for approval of the  
6 engagement of Allen Matkins Leck Gamble Mallory & Natsis, LLP ("Allen  
7 Matkins") as the Receiver's general counsel on a non-provisional basis.

8 This Application covers the period from the Receiver's appointment on  
9 September 3, 2019 through December 31, 2019 ("First Application Period"), and  
10 seeks interim approval of \$564,760.35 in fees and \$59,941.30 in expenses, and an  
11 order authorizing the Receiver to pay, on an interim basis, 80% of the fees incurred  
12 (\$451,808.28) and 100% of expenses incurred. In addition, pursuant to the Court's  
13 Order Granting in Part Motion for Order in Aid of Receivership (Dkt. 126), and now  
14 that the dispute over the use of funds turned over by Chicago Title has been resolved  
15 by Joint Motion (Dkt. 157), the Receiver requests approval of her engagement of  
16 Allen Matkins as her general counsel on a non-provisional basis.

17 **I. INTRODUCTION**

18 This equity receivership involves a large, complex, and wide-ranging group of  
19 enterprises and assets which are subject to an August 28, 2019 Complaint filed by the  
20 United States Securities and Exchange Commission ("Commission"). The  
21 Complaint alleges Defendants Gina Champion-Cain and ANI Development, LLC  
22 perpetrated a large-scale fraud, raising over \$300 million from investors since 2012,  
23 and over \$100 million in the past year, for purported short-term, high-interest loans  
24 to parties seeking to acquire liquor licenses. The Commission alleges the purported  
25 loans were a sham and the Defendants were using monies raised from investors to  
26 support the business operations of Defendants' affiliated entities and to make sham  
27 interest payments to earlier investors.

28

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

5 The Appointment Order confer broad duties, responsibilities, and powers on  
6 the Receiver designed to allow her to collect and take custody, control, possession,  
7 and charge of all of the assets of Receivership Entities, to investigate and, where  
8 appropriate, to institute, pursue, and prosecute all claims and causes of action, and to  
9 make an accounting, as soon as practicable, of the Receivership Entities' financial  
10 condition. The Appointment Order also authorizes the Receiver to "employ  
11 attorneys, accountants, appraisers and others" to assist her in the performance of her  
12 duties. Dkt. No. 6, Section X(F). The Receiver promptly determined that her  
13 experienced staff at E3 Realty Advisors, Inc. dba E3 Advisors ("E3"), as well as  
14 experienced, qualified counsel was critical due to the size and complexity of the  
15 receivership estate. Accordingly, the Receiver has used her team at E3 to assist in  
16 carrying out receivership duties and engaged Allen Matkins Leck Gamble Mallory &  
17 Natsis LLP ("Allen Matkins") as her general counsel for the receivership.

18 On November 22, 2019, the Court approved the Receiver's proposal to file  
19 reports and fee applications on a quarterly basis. Dkt. No. 126. This fee application  
20 should be read in conjunction with the Receiver's Second Interim Report ("Second  
21 Report") filed on February 7, 2020, which describes in detail the Receiver's and her  
22 counsel's activities during the First Application Period. Dkt. No. 241. So as to avoid  
23 a significant amount of repetition, references are sometimes made to relevant  
24 portions of the Second Report in the below descriptions of the Receiver's work.

25 This Application seeks interim approval of \$564,760.35 in fees for a total of  
26 2,293.10 hours worked, and payment on an interim basis of 80% of that amount, or  
27 \$451,808.28. The work performed is described task-by-task on Exhibit A and is  
28 broken down into the following categories:

1	General Receivership (002)	\$85,135.95
2	Asset Investigation & Recovery (003)	\$19,629.90
3	Reporting (004)	\$22,461.30
4	Operations & Asset Sales (005)	\$389,641.95
5	Claims & Distributions (006)	\$4,221.00
6	Forensic Accounting (010)	\$43,670.25
7	<b>Total Fees</b>	<b>\$564,760.35</b>

8 The initial phase of a complex equity receivership always involves substantial  
9 work by the Receiver and the Receiver's professionals to, a) identify and secure cash,  
10 real property, and other assets, b) preserve their value, c) investigate and pursue  
11 recovery of funds disbursed from the Receivership Entities' bank accounts,  
12 d) address operational and employee issues, e) gather and begin review of key  
13 documents, and f) advise the Court on the status of the Receiver's activities. In this  
14 instance, as has been well documented, the amount of time required of the Receiver,  
15 her staff and her professionals to protect and salvage the net asset value in the  
16 receivership estate has been substantial and was exacerbated by several factors: funds  
17 held by Chicago Title that were previously used to support the businesses appeared  
18 to have been cut off weeks before the Receiver's appointment, said funds were not  
19 turned over to the Receiver at the outset of the receivership and the enterprise itself  
20 consisted of approximately 70 entities, more than 50 active bank accounts, 33  
21 commercial and residential properties (32 of which were encumbered by mortgages),  
22 27 restaurant and retail operations, not including commissary kitchen operations  
23 (both owned and leased properties), voluminous personal property (including  
24 restaurant equipment, product inventory, retail merchandise, liquor licenses and  
25 intellectual property associated with the operations of the enterprise), various notes  
26 receivable or equity investments made by the Receivership Entities, significant  
27 potential causes of action, over 350 employees (70 of whom were corporate-level),  
28

1 and an immediate cash crisis (only \$369,000 total contained in known bank  
2 accounts).

3 While upon investigation and recovery of additional bank accounts at  
4 takeover, the Receiver ended up taking possession of approximately \$1.8 million in  
5 cash, the total amount available in bank accounts to satisfy the ongoing obligations  
6 of the aforementioned enterprise was woefully deficient, with \$1.1 million of  
7 monthly direct payroll expenses, (b) nearly \$250,000 of monthly debt service,  
8 (c) imminent portfolio insurance expiration/renewal – an immediate annual liability  
9 of over \$300,000, (d) upcoming 2019/2020 property tax installment payments,  
10 (e) work stoppage on several construction projects and related fallout, and  
11 (f) demands on past due vendor payments. In other words, at the time of the  
12 Receiver's appointment, the Receivership Entities were about to run completely out  
13 of cash (in a matter of weeks).<sup>1</sup>

14 The withholding of funds by Chicago Title and resulting cash crisis required  
15 that the Receiver, in addition to performing numerous other urgent tasks at the  
16 commencement of a large receivership, file an ex parte application for recovery of  
17 \$11.3 million, make extraordinary and swift personnel cuts,<sup>2</sup> promptly terminate  
18 numerous operations,<sup>3</sup> and spend significant time communicating with numerous

19  
20 <sup>1</sup> The Receiver was able to determine early on that Defendants were withdrawing  
21 substantial amounts from accounts at Chicago Title and using those funds to  
22 support the Receivership Entities' operations. By way of example, the balance in  
23 the main holding account at Chicago Title was approximately \$21 million on June  
24 8, 2019, but only approximately \$11 million remained in the account on  
25 September 3, 2019. It is very likely the balance would have been even lower but  
26 transfer of funds from the Chicago Title account appears to have ceased in mid-  
27 August 2019.

24 <sup>2</sup> Drastic payroll reductions were imperative due to the cash crisis; however, the  
25 long-term cost of these significant staff reductions is material. With very limited  
26 company staff, the burden of managing the vast number of entities and their assets  
27 fell largely to the Receiver and her professionals, resulting in a more expensive  
28 labor cost (albeit the only feasible option under the circumstances).

27 <sup>3</sup> Although closure decisions for some of the locations may have ended up being  
28 consistent with the decisions made, the Receiver was forced to make decisions in  
order to promptly cut expenses rather than on a reasoned evaluation of the  
businesses and their potential value.

1 secured lenders regarding the status of efforts to secure cash necessary to make debt  
2 service payments.<sup>4</sup>

3 Despite the crises and because of her team's ability to pick up the  
4 extraordinary workload, during the first 120 days, the Receiver made substantial  
5 progress in preserving and marshalling the Receivership Entities' assets and  
6 otherwise discharging her duties. Amongst other accomplishments, the Receiver  
7 managed through the cash crisis, commenced the marketing and sale process for well  
8 over half of the real property assets, and commenced the forensic accounting and  
9 related investigation/recovery efforts.

10 The largest category of work – Operations & Asset Sales – represents 69% of  
11 the fees incurred in the First Application period. This category required extensive  
12 time associated with managing through the complicated cash crisis, oversight of the  
13 closure of nearly 20 restaurant, catering and retail operations, turnover of numerous  
14 leasehold interests, commencement of the marketing and sale process for more than  
15 half of the real property receivership assets, and oversight of the ongoing operations  
16 and tasks associated therewith. Although it is anticipated to decline considerably,  
17 this category will continue to represent a large percentage of the Receiver and her  
18 staff's time as they continue to make progress towards the disposition of the  
19 receivership estate's real and personal property assets.

20 The second largest category of work - General Receivership - represents  
21 approximately 15% of the fees incurred in the First Application Period. This  
22 category is substantially non-recurring and pertains primarily to the typical intensive  
23 takeover tasks, including but not limited to the initial takeover itself, securing and  
24 assessing the voluminous assets, books and records, taking over more than 50 bank  
25

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26 <sup>4</sup> The majority of the loans are cumbersome hard-money or life insurance company  
27 loans. The Receiver and her counsel have been forced to expend significant time  
28 on the real property loans and to engage in extensive negotiations with lenders to  
attempt to obtain the best resolution possible for the benefit of the receivership  
estate.



1 accounts and access thereto, and researching and identifying the universe of  
2 investors.

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

11       And although the fees for the First Application Period are significant, a  
12 material amount of the work was done on non-recurring tasks associated with  
13 implementing the Court's orders, managing through the cash crisis, and  
14 securing/preserving the net asset value of the receivership estate assets. As this type  
15 of receivership progresses, fees and costs generally decline as the assets are secured  
16 and protected, and procedures for the efficient administration of the receivership are  
17 put in place. There is substantial work still to be done, however, including continued  
18 asset sales, the forensic accounting, investigation of causes of action and recovery  
19 therefrom, document preparation and production, and the investor claims process.

20       The Receiver has worked diligently and efficiently on the urgent issues facing  
21 the receivership estate through the turbulent transition from a large, active enterprise  
22 to a Court-ordered receivership. Through these diligent and efficient efforts and with  
23 the assistance of Allen Matkins, the Receiver was able to manage the Receivership  
24 Entities through a severe cash crisis, substantially reduce operating expenses,  
25 negotiate favorable resolutions of loan defaults that will save the receivership  
26 hundreds of thousands of dollars, make substantial progress in selling receivership  
27 assets, and commence her forensic accounting. The Receiver has worked diligently  
28

1 in carrying out her Court-ordered duties and should be compensated on an interim  
2 basis for her work.

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

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

#### 5 **1. General Receivership**

6 The Receiver's work in the General Receivership category initially focused on  
7 the first weeks of the appointment, which includes reviewing and analyzing key  
8 orders and pleadings, interacting with the parties to this case, completing the actual  
9 takeover/transition of control, securing the Receivership Estate assets, books and  
10 records, reviewing documentation obtained in the takeover, assessing the enterprise,  
11 and identifying the universe of investors from various sources.

12 This work was necessary to effect of the key provisions of the Court's orders,  
13 and to effectively takeover and secure the receivership estate assets, which included  
14 60 real properties and operations and more than 50 active bank accounts. This work  
15 also included coordinating and retrieving images and back-ups of the Receivership  
16 Estate's electronic devices (which resulted in the imaging of more than 80 terabytes  
17 of data), monitoring mail and email, and setting up and populating a case-specific  
18 website to provide salient case documents and contact information for investors.

19 This very large enterprise transition undertaking comprises the second largest  
20 part of the Receiver's work during the First Application Period and is largely  
21 representative of non-recurring tasks. The reasonable and necessary fees for work in  
22 this category during the First Application Period total \$85,135.95 (333 hours).

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

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

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

- 3 • Preparing an ex parte application and pursuing the recovery of
- 4 \$11.3 million of Chicago Title funds;
- 5 • Reviewing, analyzing and preparing summaries showing the source of
- 6 funds for the purchase of various real properties and other assets;
- 7 • Reviewing Receivership Entity email records and documents obtained;
- 8 • Corresponding with and requesting data from transferees;
- 9 • Analyzing the potential value and recoverability of assets;
- 10 • Through counsel, negotiating and corresponding with various
- 11 transferees and their counsel; and
- 12 • Analyzing proposed settlements and negotiating and reviewing
- 13 settlement agreements with transferees.

14 The Receiver will continue to investigate and attempt to maximize the  
15 recovery from the Receivership Entities' other investments, loans, and transfers to  
16 third parties. Thus, the work in this category is ongoing as the Receiver will  
17 continue searching through thousands of e-mails, reviewing volumes of subpoenaed  
18 information and preparing analysis thereof upon receipt, as appropriate.

19 To date, in addition to the recovery of the initial cash and real property assets,  
20 the combined efforts of the Receiver and Allen Matkins to recover on these  
21 purported investments, loans, and other transfers have most notably generated the  
22 \$11.3 million of Chicago Title funds and \$75,000 from an Arkansas real estate  
23 investment, and are anticipated to generate additional material funds, some of which  
24 (\$330,000 from the proposed settlement with Dan and Barbara Champion) is subject  
25 to Court approval, in the near term. The reasonable and necessary fees for work in  
26 this category during the First Application Period total \$19,629.90 (approximately 65  
27 hours).

### 3. Reporting

The Receiver's work in this category during the First Application Period focused on preparing the Verified Initial Report (Dkt. No. 76) and commencement of the Second Report (Dkt. No. 241). The Verified Initial Report, filed on October 3, 2019, and the Second Report, filed on February 7, 2020, provide detailed descriptions of the Receiver's activities to implement the Appointment Order and carry-out her Court-ordered duties, including remaining business operations, asset sales, document and data recovery and preservation, receipts and disbursements, and investor communications. The reports also contain the Receiver's initial and current assessment of receivership assets and recommendations for the continued administration of the receivership estate. The reasonable and necessary fees for work in this category during the First Application Period total \$22,461.30 (approximately 104 hours).

### 4. Operations and Asset Sales

The Receiver's time in this category reflects the volume and complexity of issues that arose during the First Application Period in connection with the cash crisis and the 60 real properties and operations owned and operated by Receivership Entities at the outset of the case. Exhibit A to the Second Report presents a detailed listing of real properties (the vast majority of which housed some level of operation at the outset – from restaurant to retail to catering to short-term rental to long-term rental to a co-working business), which can be summarized as follows:

1. Five properties sold (two of which were pending sale closings at December 31, 2019);
2. Five owned short-term vacation rentals;
3. Two owned mixed-use (retail and multi-family) properties;
4. Six owned commercial property restaurants, plus one owned parking lot;
5. Seven owned general residential properties (two of which are pending Court approval);

1           6.     Seven other commercial properties of varying use (e.g., co-working  
2                 space to office space); and

3           7.     15 leasehold or leasehold-type interests (retail or restaurant related).

4           As presented in the Second Report, in addition to overseeing ongoing  
5 operations, a few notable highlights of the Receiver's progress on receivership  
6 operations and asset sales during the First Application Period include:

7           1.     Nearly 20 operations were shuttered early in the receivership due to  
8                 cash constraints;

9           2.     Three (3) real property sales were completed (two (2) additional sales  
10                have since been completed – most efforts towards which occurred in the  
11                First Application Period);

12          3.     16 owned real properties are listed for sale:

13           a.     Seven (7) of these properties had a "call for offers" date of  
14                 February 3, 2020, the Receiver is in process of reviewing offers in  
15                 anticipation of making a motion to the Court for sale approval,  
16                 and

17           b.     One (1) of these properties is under contract with final  
18                 contingencies waived; the Court approval motion has been filed;

19           c.     Two (2) of these properties are also in escrow pending completion  
20                 of the buyer's due diligence.

21          4.     Four (4) leasehold interests had a "call for offers" date of February 3,  
22                 2020, the Receiver is in process of reviewing offers in anticipation of  
23                 making a motion to the Court for sale approval;

24          5.     Three (3) liquor licenses are under contract to sell:

25           a.     Two were approved by the Court on January 24, 2020 and will  
26                 now be moving forward towards transfer (a process which is  
27                 expected to take three (3) to six (6) months);

28           b.     One is expected to transfer in February/March 2020;

- 1           6.     Possession of 11 non-owned locations were returned to the respective  
2                 building owners and/or landlords. Personal property was removed from  
3                 four (4) of these locations and in two instances, the turnovers included  
4                 the sale of the liquor licenses and restaurant FF&E to landlords, which  
5                 were approved by the Court on January 24, 2020;
- 6           7.     Personal property was removed (and associated contracts terminated)  
7                 from five (5) storage facilities and one (1) leased office property to  
8                 reduce monthly expenses.
- 9           8.     Thorough analysis and the sale of the material membership interest in  
10                Pullman Lofts Phase I, LLC was negotiated and presented to the Court  
11                for approval (approval for which is pending entity clarification);
- 12          9.     Several below market, month to month leases have been adjusted to  
13                market rate, term leases. In at least two (2) instances, the Receiver is  
14                working towards eviction proceedings against a pre-receivership tenant  
15                who is in default and unwilling to leave the premises;
- 16          10.    While there are a few challenging properties where negotiations have  
17                not yet been completed, the Receiver has endeavored to and has  
18                successfully negotiated with the vast majority of lenders; such  
19                negotiations are expected to result in hundreds of thousands of dollars of  
20                benefit to the receivership estate.

21           While the sheer volume of the assets and activities is well documented in this  
22 case, what is important to discuss here is the level of detailed work necessary to  
23 shutter just one operation or to market and sell just one real property. Shuttering a  
24 location involves considerable time, reviewing the specific details of each asset and  
25 preparing a plan, coordinating the human resources tasks associated with voluminous  
26 layoffs, coordinating with vendors and other service providers to terminate services,  
27 organizing personal property inventory and removal/relocation thereof (as  
28 appropriate), preparing the space for turnover or vacancy maintenance, as applicable,

1 and communicating and following up with insurance brokers to reflect closure, to  
2 name a few.

3 Marketing and selling one real property involves reviewing associated loan  
4 documentation and preparing amortization/analysis thereof to determine necessary  
5 and appropriate actions, conducting several interviews of prospective brokers  
6 preparing them for the specific procedures approved by the Court, reviewing  
7 comparable and automated values and other historical and current information,  
8 reviewing and negotiating a listing agreement and numerous other disclosures,  
9 preparing and maintaining the property for showings, reviewing and analyzing  
10 offers, preparing and/or reviewing a purchase and sale agreement and related  
11 addenda applicable to the requirements of a receivership sale, coordinating with  
12 escrow and title, reviewing preliminary title report (and attempting to resolve  
13 unexpected liens or encumbrances thereon), preparing a motion to the court for  
14 approval of the sale, preparing and publishing notice of the sale in the local  
15 newspaper, overseeing operations (as applicable), monitoring continued marketing  
16 efforts pending court approval, coordinating with lender, escrow and title to close the  
17 transaction, and reviewing, signing the voluminous closing document package, and  
18 then following up on all post sale transition items necessary (wire confirmation,  
19 insurance termination and refund, utility account transfer, etc.).

20 It is also important to note that the amount of work previously performed by  
21 approximately 70 corporate level employees was performed, necessarily and in large  
22 part by the Receiver and her staff (note the remaining corporate-level staff employees  
23 totals six (6)).

24 As previously discussed, a significant amount of work was required on the  
25 insurance portfolio because the vast majority of the insurance portfolio was  
26 scheduled to expire approximately one week after the Receiver's appointment. Near  
27 that time, the insurance broker informed the Receiver that the existing carrier had  
28 determined, prior to the Receiver's appointment, not to renew coverage for much of



1 the existing portfolio and would not extend the expiring portfolio coverage date to  
2 enable the Receiver sufficient time to find replacement coverage. The Receiver was  
3 thus forced to promptly renew coverage, some of which was forced onto the surplus  
4 lines insurance market. Furthermore, the surplus lines carrier soon thereafter noticed  
5 termination of 37 lines of coverage and opted to cancel various coverages, forcing  
6 the Receiver to find replacement coverage, again in the surplus lines insurance  
7 market with a different broker with more experience working on assets in  
8 Receivership. Moreover, while reviewing the coverages, it was determined that  
9 some properties were likely over-insured because some property values and business  
10 income was previously inflated. Accordingly, the Receiver worked diligently to  
11 right-size and secure the most cost-effective coverage possible.

12 In addition to placing and/or ensuring proper insurance coverage, as  
13 applicable, the Receiver and her staff spent substantial time performing research on  
14 and paying property taxes, and generally overseeing operations for the ongoing  
15 restaurants, active vacation rental units, commercial tenants and residential apartment  
16 units, which includes various day-to-day correspondence, active property  
17 management duties for the rental units (both short term vacation rentals and longer  
18 term leased commercial and residential units), and at the very minimum bi-monthly  
19 review of accounts payable and payroll.

20 The Receiver has worked diligently to maintain the net asset value of the  
21 Receivership Estate assets, which in addition to engaging a third-party to assist with  
22 overseeing ongoing restaurant operations, has also included a significant property  
23 management component. At appointment, a number of the residential units did not  
24 have market rents. The vacations units were often above market, limiting the number  
25 of rental nights that the units were occupied. The longer-term residential units were  
26 often below market and occupied by friends or employees/former employees of the  
27 Defendants. In contrast to the residential properties, the commercial properties  
28 appear to be closer to market rent (except for one where the tenant, a friend of



1 Ms. Champion-Cain, has never paid rent, nor has it paid for any of the equipment  
2 used at the space). While most have been resolved, the Receiver and her staff  
3 continue to work through a few of these issues.

4 To complete the work of stabilizing the rental portfolio, the Receiver and her  
5 staff have undertaken significant work. Often this included the work of interviewing  
6 brokers and confirming their analysis to determine market value for the underlying  
7 real estate along with market rents for the units. When appropriate, ordering  
8 appraisals and environmental reports in preparation for the due diligence that will  
9 take place in a sale. When appropriate for the residential units, canceling existing  
10 leases and marketing the units for lease at market rates at typical 6 month or yearly  
11 leases (many leases were month to month, except for those leases that were favorable  
12 to the tenants which were often years long leases). These stable leases will improve  
13 the resale value of those properties. Additionally, the Receiver has also initiated  
14 unlawful detainer actions on two residential units and one unit to regain possession  
15 thereof and to prepare the properties for lease and then sale. On the commercial  
16 properties, the Receiver has also taken on the work of negotiating and documenting  
17 the leases to typical standards. Without these actions, the re-sale value of the assets  
18 would be at the lowest end of the market range and would take significantly more  
19 time to market once the properties are for sale.

20 This category was the single largest portion of work done by the Receiver and  
21 her staff, which is appropriate considering the importance of preserving and  
22 protecting the net asset values of real and personal property (currently estimated to  
23 be in the \$13-\$15 million range). The reasonable and necessary fees for work during  
24 the First Application Period in this category total \$389,641.95 (approximately 1,615  
25 hours).

## 26 5. Claims and Distributions

27 During the First Application Period, the Receiver worked to respond to direct  
28 inquiries from investors regarding the receivership appointment, the impact of the

1 receivership, and the prospective investor claims process. The reasonable and  
2 necessary fees for work during the First Application Period in this category total  
3 \$4,221.00 (approximately 26 hours).

4           6.     Forensic Accounting

5           This category focuses on the very early stages of the Receiver's forensic  
6 accounting analysis; it primarily reflects the instant review of recent transfers and  
7 payments made by the Receivership Entities and preparations for the global forensic  
8 analysis, including the very initial stages of organization of Quickbooks data, bank  
9 statements and detailed items received.

10          As discussed in the Second Report, while the Receiver has commenced her  
11 forensic accounting, critical bank records and other records held by third parties are  
12 still being obtained. Once these records have been received, the Receiver will  
13 endeavor to complete her accounting to establish, among other things, where the  
14 funds obtained by the Receivership Entities came from and where they went after  
15 they were received by the Receivership Entities. The accounting will also provide  
16 the foundation for the Receiver's review and analysis of investor/lender and other  
17 creditor claims.

18          Due to the complexity and scope of the alleged scheme, the number of  
19 affiliated entities and bank accounts used, the high volume of transfers to, from, and  
20 between Receivership Entities, and the lack of a thorough and centralized accounting  
21 system for investor data, the forensic accounting project will take time to complete.

22          The reasonable and necessary fees for work during the First Application  
23 Period (which resulted in identification of various target recoveries) in this category  
24 total \$43,670.25 (approximately 149 hours).

25           7.     Summary of Expenses Requested for Reimbursement

26          The Receiver requests the Court approve reimbursement of \$59,941.30 in out-  
27 of-pocket costs. The itemization of such expenses is attached hereto as Exhibit B  
28 and is summarized below by category. The majority of the expenses incurred relate

to the forensic computer imaging. As discussed on pages 16-17 of the Second Report, the Receiver engaged an outside forensic computer specialist, SETEC Investigations, to image and preserve all electronic records and data on computer hard drives and devices of the Receivership Entities. Such forensic imaging resulted in the capture of over 80 terabytes of data from various sources, primarily Google Suite, a local server and individual hard drives from employee computers. The amount of time necessary to capture this enormous amount of data was substantial and thus the cost for this work totaled nearly \$50,000. In addition, the Receiver engaged an outside computer specialist, AMA Networks, to support the receivership estate's IT function after ANI's IT director resigned. AMA Networks has previous experience working on receivership projects and is cognizant of the limitations and need for creative solutions to the challenges faced when closing large enterprises.

The Receiver also incurred expenses associated with securing the real estate properties, noticing investors and vendors, setting up a designated website for investor access to information, and other transportation and operational costs.

The total reasonable and necessary costs incurred by the Receiver during the First Application Period is \$59,941.30 and is broken out by category as follows:

Category	Total
Forensic Computer Imaging	\$49,863.98
Development Analysis Support	\$4,937.50
IT Support (including website set-up and updates)	\$3,363.48
Locksmith	\$242.31
Travel (for northern California asset tour)	\$492.04
Duplication & Postage	\$509.17
Other Miscellaneous	\$532.82
<b>TOTAL</b>	<b>\$59,941.30</b>

1 **III. STANDARDIZED FUND ACCOUNTING REPORT**

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

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

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

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

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

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

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

**V. THE RECEIVER'S ENGAGEMENT OF ALLEN MATKINS AS HER  
GENERAL COUNSEL SHOULD BE APPROVED ON A NON-  
PROVISIONAL BASIS**

Although the Appointment Order authorizes the Receiver to engage counsel, the Receiver, in an abundance of caution and considering the substantial scope of legal work Allen Matkins would be asked to handle, sought Court approval of the firm's engagement as her general counsel. Dkt. 76. The only objection came from the three Edelman investors represented by Gary Aguirre. The Court addressed the objection at the hearing held on November 18, 2019, noting that Allen Matkins' experience in representing other receivers was a positive factor and that its hourly rates appeared to be reasonable. Accordingly, the Court approved the engagement on an interim basis and stated that the Receiver "may petition the Court to authorize the non-provisional appointment of Allen Matkins following the Court's resolution of the dispute over the use of recovered funds." Dkt. 126.

On December 10, 2019, the Receiver, the SEC, and five of the investor groups who have appeared in the case, through their respective counsel, submitted a Joint Motion Regarding Use of Funds From Chicago Title Company Escrow Account ("Joint Motion"). Dkt. 157. The Joint Motion resolves the dispute regarding the Receiver's use of funds turned over by Chicago Title. The only objection to the Joint Motion was filed by the same three Edelman investors. Dkt. 172. As the Receiver explained in her reply (Dkt. 175), the Edelman objection did not address the Receiver's use of funds turned over by Chicago Title or the Joint Motion in any way, but rather rehashed arguments and false accusations previously asserted by the Edelman investors and made a new false accusation (which the Edelman investors then withdrew). Dkt. 185.

Since the commencement of the receivership, the Receiver has relied upon Allen Matkins for critical legal advice and work on numerous legal issues facing the Receivership Entities, as well as legal issues involved in the administration of the



1 receivership and the Receiver's efforts to recover and maximize the value of assets.  
2 The firm has diligently performed all legal work required by the Receiver, has  
3 provided valuable advice and services to the Receiver and the receivership estate,  
4 and has agreed to discount its standard hourly rates by 10% for the case.  
5 Accordingly, the Receiver respectfully requests approval of her engagement of Allen  
6 Matkins as her general counsel on a non-provisional basis.

7 **VI. CONCLUSION**

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

- 9 1. Approving the Receiver's fees, on an interim basis, of \$564,760.35;
- 10 2. Authorizing and directing the Receiver to pay 80% of approved fees, or  
11 \$451,808.28, from the assets of receivership estate;
- 12 3. Approving the Receiver's costs in the amount of \$59,941.30, and  
13 authorizing and directing reimbursement of such costs in full;
- 14 4. Approving the Receiver's engagement of Allen Matkins as her general  
15 counsel on a non-provisional basis; and
- 16 5. For such other and further relief as the Court deems appropriate.

17  
18 Dated: March 2, 2020

19 By:   
KRISTA L. FREITAG  
Court-appointed Receiver

**EXHIBIT INDEX**

<b>EXHIBIT NO.</b>	<b>DESCRIPTION</b>	<b>PAGE NO.</b>
Exhibit A	Detailed Descriptions of Services Rendered	25
Exhibit B	Summary of Out-of-Pocket Costs	95
Exhibit C	Standardized Fund Accounting Report	97



# EXHIBIT A

# EXHIBIT A

SEC v. ANI, et al.

September 2019 - December 2019 Fees

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/3/2019	Reviewed order and began review of real estate assets. (0.5)	0.5	G. Rodriguez	\$ 279.00	\$ 139.50	\$ -	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/3/2019	Reviewed Order and prepared/conferred with team re: transition checklists (assignments), forensic computer coordination, requests for documents, authority documents, asset list, etc. (3.0) Attended call with counsel and Defendant counsel. (.1) Served order (via email) on Chicago Title contact and Wells Fargo. (.1) Coordinated review of Wells Fargo signature cards with L. Ryan. (.6)	3.8	K. Freitag	\$ 315.00	\$ 1,197.00	\$ -	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/3/2019	Reviewed order and began to work on signature cards. (1.8)	1.8	L. Ryan	\$ 135.00	\$ 243.00	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/3/2019	Reviewed signed order; reviewed project takeover planning and correspondence. (1.0)	1.0	T. Hebrank	\$ 315.00	\$ 315.00	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/4/2019	Confirmed, recorded and forwarded Wells Fargo bank signature cards; conferred with L. Ryan re same. (.5) Served notification letter and court order to City National Bank and Union Bank; corresponded with K. Freitag and L. Ryan re same. (2.0) Toured Hancock St. offices and operations; took physical and photographic inventory; uploaded photographic inventory; corresponded with K. Freitag re same. Reviewed and revised list of computer and electronic equipment in offices. (5.0) Researched security for the Hancock building; conferred with T. Hebrank and K. Freitag re same. (.5)	8.0	A. Herren	\$ 202.50	\$ 1,620.00	\$ -	\$ 1,620.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/4/2019	Prepared for and participated in takeover of the enterprise, including various employee interviews and coordinating various IT related tasks and review of operations. (7.0)	7.0	G. Rodriguez	\$ 279.00	\$ 1,953.00	\$ -	\$ 1,953.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/4/2019	Began takeover, included meeting with Atty Sheper, GCC, and team to review takeover document request list and asset/entity list, file and office search; began review of asset ownership (e.g., Rancho Mirage inclusion as receivership asset), operations and financial related performance documents, coordinated directive on lock changes, staff interviews, etc. (11.3) Met with Wells Fargo re: signature cards (signed same) and account freeze, control changeover (several). (1.4) Followed up with Chicago Title re: turnover. (.1) Conferred with counsel re: Banc of Cal call and Patio 101 issue. (.1) Prepared vmail, email autoreply and email with documents for website set up and posting. (.8)	13.7	K. Freitag	\$ 315.00	\$ 4,315.50	\$ -	\$ 4,315.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/4/2019	Prepared for and participated in project takeover onsite at corporate office; including noticing banks, reviewing bank accounts and interviewing staff. (11.5)	11.5	L. Ryan	\$ 135.00	\$ 1,552.50	\$ -	\$ 1,552.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/4/2019	Site visit for takeover - Met with key employees. Met with HR dept re: payroll, employees, org structure. Met re: proposed mgmt organizational changes. Collected HR, location, banking and insurance information. Began reviewing available documents. (10.0)	10.0	T. Hebrank	\$ 315.00	\$ 3,150.00	\$ -	\$ 3,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/5/2019	Researched and contacted security companies re service for Hancock St.; reviewed service agreement from Atlas Defense Group re same; corresponded with T. Hebrank and K. Freitag re same. (.9) Corresponded with J. Libonati re access to ANI drive. (.2) Updated asset list; corresponded with K. Freitag and G. Rodriguez re same. (1.2) Updated personal property. (.9)	3.2	A. Herren	\$ 202.50	\$ 648.00	\$ -	\$ 405.00	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/5/2019	Briefly reviewed receivership website. (0.1) Continued coordination with forensic IT and on staff IT re changes to the management/staff access and discussion re preservation of data. (2.0) Continued review of property profile reviews and discussion with A. Herren re same. (2.0) Participated in meeting with investor in real estate development projects and the investor group that owns Casa Del Zorro hotel to discuss plans for the receivership and coordinated NDA for investor with Atty Fates. (1.3) Updated voicemail and email auto reply for case email and phone number. (0.6)	6.0	G. Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ 1,116.00	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/5/2019	Continued takeover, including bank account balance collection and bank correspondence (including various correspondence re: Chicago Title funds turnover), employee meetings, historical financial performance related document review, property profiles (including mortgage data), document/file review, operations review, marketing critical path, vendor calls, investor lists and escrow documents, personnel lists for layoffs, landlords, research of alleged document/data destruction, CDZ management, LOC draw, system access, etc. (10.1) Met with Casa del Zorro partners to discuss order, receivership and management contract; reviewed NDA. (1.3) Attended call with authorities. (.5)	11.9	K. Freitag	\$ 315.00	\$ 3,748.50	\$ -	\$ 3,748.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/5/2019	Researched 35 bank accounts on Order, downloaded statements and conferred with multiple banks re accounts and access. (6.1) Met with accounting staff re duties and procedures. (1.5)	7.6	L. Ryan	\$ 135.00	\$ 1,026.00	\$ -	\$ 1,026.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/5/2019	Site Visit - Meetings with HR and insurance. Review employee lists and potential organizational changes. Met with J McGrory. Review company P&Ls. Review restructuring changes with K Freitag. Conf calls re: Defendant actions and issues. Continued takeover activity re: HR, banking and insurance. (9.0)	9.0	T. Hebrank	\$ 315.00	\$ 2,835.00	\$ -	\$ 2,835.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/6/2019	Revised email auto reply; corresponded with K. Freitag re same. (.2) Corresponded with K. Freitag re security services at the Hancock building; conferred with Atlas Defense Group re same. (.5) Served notification letter and court order to Bank of America and Union Bank; corresponded with L. Ryan re same. (1.4) Updated asset list. (.8)	2.9	A. Herren	\$ 202.50	\$ 587.25	\$ -	\$ 425.25	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/6/2019	Continued search through offices. (1.0) Participated in meeting re Patio Marketplace concept (0.8) Continued work on security matters, including discussion on access to property, security agreement, discussion with B. Young and Atty Fates re shredding and discussion with K. Freitag re same. (0.6) Met with potential management group and prepared asset list for same to review. (1.4) Finalized engagement agreement for forensic IT services and coordinated execution of the same. (0.2)	4.0	G. Rodriguez	\$ 279.00	\$ 1,116.00	\$ -	\$ 502.20	\$ -	\$ -	\$ 613.80	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/6/2019	Continued takeover, including correspondence re: Chicago Title correspondence, after hours access limitation, insurance (including D&O coverage denial), document and entity list review, signature cards and bank research, Thomas and Lamont and Keller pending sales, ANI proforma review, debt, SEC document access letter, personnel messaging, liquor license counsel, atty/client privilege, potential manager NDA, Chase account response (Chicago Title Escrows and T), pending payments (loans/rents/etc.), safety message to team, vendors (various), recent transfer review, landlords, Kim counsel, personnel list, storage units, property management and rental contracts, marketplace contracts, IT, office/file search, etc. (9.7) Met with possible management co. (1.4) Attended call with Union Bank re: account control changeover. (.3) Met with authorities. (.3)	11.7	K. Freitag	\$ 315.00	\$ 3,685.50	\$ -	\$ 3,244.50	\$ -	\$ -	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/6/2019	Continued to meet with accounting staff; reviewing bank accounts, procedures and records with staff. (7.9)	7.9	L. Ryan	\$ 135.00	\$ 1,066.50	\$ -	\$ 1,066.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/6/2019	Reviewed order and reviewed Wells Fargo bank accounts for recent disbursements, download check copies for recent payment review. (7.0)	7.0	S. Hoslett	\$ 292.50	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,047.50
9/6/2019	Site Visit - Meetings on restructuring, layoffs, logistics. Meetings and calls on insurance issues and renewals. Continued takeover activity on operational issues and security. Respond to legal issues. (7.5)	7.5	T. Hebrank	\$ 315.00	\$ 2,362.50	\$ -	\$ 2,362.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/7/2019	Researched and contacted numerous locksmith's to rekey locks at multiple asset locations; corresponded with K. Freitag re same. (1.0)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/7/2019	Corresponded with numerous investors re appointment of receiver and status of receivership. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -
9/7/2019	Continued search of key personnel office files; updated entity, bank account lists. (3.1) Recovered files from 'owned' home. (.5)	3.6	K. Freitag	\$ 315.00	\$ 1,134.00	\$ -	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/7/2019	Met with B. Young and K. Freitag onsite to research banking and accounting records and update bank log. (3.3)	3.3	L. Ryan	\$ 135.00	\$ 445.50	\$ -	\$ 445.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/7/2019	Continued review of Wells Fargo bank accounts and summary of receipts and disbursements for Receiver review for numerous entities including ANI Development. (4.3)	4.3	S. Hoslett	\$ 292.50	\$ 1,257.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,257.75
9/7/2019	Correspondence on restructuring, email forwarding, PTO, etc. Site visit - retrieve documents. (2.2)	2.2	T. Hebrank	\$ 315.00	\$ 693.00	\$ -	\$ 693.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/8/2019	Created prospective buyer list; corresponded with K. Freitag re same. (.6) Corresponded with K. Freitag re security services at Hancock building; conferred with Atlas Deference Group re same. (.5) Prepared draft investor notification letter; corresponded with K. Freitag re same. (.6) Corresponded with K. Freitag re monitoring of email and postal mail. (.1)	1.8	A. Herren	\$ 202.50	\$ 364.50	\$ -	\$ 121.50	\$ -	\$ -	\$ 121.50	\$ 121.50	\$ -	\$ -	\$ -	\$ -
9/8/2019	Corresponded with numerous investors re appointment of receiver and status of receivership. (.9)	0.9	A. Herren	\$ 135.00	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -
9/8/2019	Brief update on the forensic imaging. (0.1)	0.1	G. Rodriguez	\$ 279.00	\$ 27.90	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/8/2019	Downloaded Chase account information; began review of detail for recent material transfers. (3.3) Continued review of historical financials and worked on analysis of same to assess operations' profitability and viability. (4.7) Conferred with prospective manager. (.2)	8.2	K. Freitag	\$ 315.00	\$ 2,583.00	\$ -	\$ -	\$ 1,039.50	\$ -	\$ 1,543.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/8/2019	Contacted C. Torres re Chase accounts and bank statements. (.4) Conferred with S. Hoslett re bank docs. (.2) Reviewed emails re and banking data; conferred with K. Freitag multiple times re same. (2.6)	3.2	L. Ryan	\$ 135.00	\$ 432.00	\$ -	\$ 432.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/8/2019	Reviewed Chase Bank Accounts for Account #9694, #7696, #7306 #7299, #9709, #9909 and #8233 for transfers to and from various entities. (7.8)	7.8	S. Hoslett	\$ 292.50	\$ 2,281.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,281.50
9/8/2019	Correspondence on HR planned actions. (.3) Searched boxes for K Freitag requested documents. (.6) Updated property listing. (.2)	1.1	T. Hebrank	\$ 315.00	\$ 346.50	\$ -	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Corresponded with K. Freitag re outstanding pre-receiver expenses for Padres suite; researched same; reviewed correspondence from Padres Suite Coordinator re same. (.5) Conferred and corresponded with locksmith re re-keying parking lots; met with locksmith to re-key; corresponded with K. Freitag re same. (3.0)	4.0	A. Herren	\$ 202.50	\$ 810.00	\$ -	\$ 202.50	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2019	Discussion with forensic IT staff re copying and transfer of files. (0.3) Discussion with staff re status of the Fox Marketplace agreement. (0.1) Resolved Himmelberg's elevator problem to avoid penalties and fines from the City. (0.2) Continued review of real estate assets, including discussion with broker for open transactions (Thomas, Lamont and Petaluma) and review of property profiles for employee occupied properties and coordinated meeting with each to address concerns with the sales of each. (2.8) Met with J. Hanson to complete interview. (0.2) Coordinated website update to allow public to sign up for investor updates, including creation of Mailchimp account and discussion with webmaster re same. (0.5)	4.1	G. Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ 279.00	\$ 781.20	\$ -	\$ 83.70	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2019	Continued takeover, including parking lots' operations controls, potential manager NDA, bank responses, vendors, lenders (funds), landlords, investor calls, liquor licenses, operations, prospective buyer calls and emails, layoff schedules and plan, insurance review coordination, storage facilities, researched and reviewed files, marketplace meetings, staff interviews, etc. (13.4)	13.4	K. Freitag	\$ 315.00	\$ 4,221.00	\$ -	\$ 4,221.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2019	Noticed additional banks and worked on obtaining bank access and reviewing banking records. (3.0) Worked with and supported accounting team with daily duties. (5.5)	8.5	L. Ryan	\$ 135.00	\$ 1,147.50	\$ -	\$ 405.00	\$ -	\$ -	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/9/2019	Continued review of Chase Bank Accounts and AMEX statements, work on overview summary for Receiver review. (8.5)	8.5	S. Hoslett	\$ 292.50	\$ 2,486.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,486.25
9/9/2019	Site visit - Meetings and review of employee lists, locations re: reorg and company layoffs. (1.0) Work on numerous insurance issues, including coverages and pending cancellations. (4.0) Review and relocate corporate documents. (1.2)	6.2	T. Hebrank	\$ 315.00	\$ 1,953.00	\$ -	\$ 378.00	\$ -	\$ -	\$ 1,575.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Served notification letter and court order to CT Corp via mail; corresponded with L. Ryan re same. (.4) Conferred and corresponded with Padres re re-sale of season tickets; setup StubHub account and posted sale of remaining season tickets; recorded in tracking spreadsheet. (1.4)	2.3	A. Herren	\$ 202.50	\$ 465.75	\$ -	\$ 182.25	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/10/2019	Coordinated with IT to review options for credit card processing at the parking lot sites and security review. (0.2) Participated in a discussion with staff re Fox negotiations and plans for Patio Marketplace concept. (0.2) Participated in a call with counsel for Elite Escrow re sale on Lamont and Thomas St. (0.2) Participated in all staff meeting. (0.5) Various discussions with Setec (forensic IT) re status of project. (0.2) Continued work on the review of company owned employee housing. (1.6) Reviewed update from D. Cohn re third party management meeting. (0.1) Corresponded(various) with broker for Thomas and Lamont properties and coordinated meeting re same and additional questions and coordinated execution of documents to advance the sale of the Lamont property. (0.6) Coordinated the listing extension for the Petaluma, CA property and corresponded with broker to coordinate the same. (0.5)	4.1	G. Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ 83.70	\$ 446.40	\$ -	\$ 613.80	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2019	Attended call with Defendant and Defendant counsel. (1.0) Attended call with PR. (.5) Conducted all hands-on meeting with personnel. (.5) Detailed review of insurance coverages. (3.7) Conferred with E3 broker re: possible force place needs. (.4) Continued takeover, including operations review, bank account balance collections, investment and transfer research, new bank notices, investor documents, brokers, reviewed and signed esrow extension, Pullman partner information review, etc. (2.7)	8.8	K. Freitag	\$ 315.00	\$ 2,772.00	\$ -	\$ 472.50	\$ -	\$ -	\$ 2,299.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2019	Noticed additional banks, reviewed bank documents received and conferred with Wells Fargo and Bank of America multiple times re same. (3.8) Reviewed QuickBooks files. (3.4) Continued to meet with accounting staff re duties. (1.2)	8.4	L. Ryan	\$ 135.00	\$ 1,134.00	\$ -	\$ 972.00	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/10/2019	Reviewed Wells Fargo bank accounts #3126, #0083, #5081, #5081, #3768 and others; worked on summary overview. (7.7)	7.7	S. Hoslett	\$ 292.50	\$ 2,252.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,252.25
9/10/2019	Site Visit - Continued takeover activity including working extensively on insurance expirations and renewals, conf call with PR person, employee meeting. Create various insurance property lists. Conf call with insurance broker. (8.0)	8.0	T. Hebrank	\$ 315.00	\$ 2,520.00	\$ -	\$ -	\$ -	\$ -	\$ 2,520.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/11/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with guest re status of vacation rental. (.2) Corresponded re status of cash pickup for parking lots. (.2) Corresponded with Atlas Defense Group re security services at the Hancock building. (.2) Posted Padre tickets for sale on StubHub; updated tracking spreadsheet re same. (.7)	1.7	A. Herren	\$ 202.50	\$ 344.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 263.25	\$ -	\$ -	\$ -	\$ -	\$ -
9/11/2019	Corresponded with numerous investors re status of receivership. (2.0)	2.0	A. Herren	\$ 135.00	\$ 270.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.00	\$ -	\$ -	\$ -	\$ -
9/11/2019	Continued work on insurance coverage. (3.0) Conferred with Atty Fates and K. Freitag re title conditions for closing the Lamont St and Thomas St open escrows and alternatives for title company if unable to close. (0.2) Continued research into property sales in Mission Beach/Pacific Beach area, revised summary schedule for the same, and corresponded and met with brokers in the area to determine interest in listing the same. (3.1) Conferred with IT re status of open assignments: security video recording, parking lot cash collections, accounting automations, etc. (0.2)	6.5	G. Rodriguez	\$ 279.00	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ 1,813.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
9/11/2019	Met with prospective manager. (.5) Met with prospective manager. (2.0). Met with insurance broker and team to finalize insurance binders. (2.0) Met with Irvine Co. and team re: Fox Plaza. (.4) Met with broker and G. Rodriguez re: pending transactions. (.2) Attended call with AXOS bank. (.3) Reviewed initial Chase account recent transaction overview. (2.2) Reviewed various correspondence re: Chicago Title counsel. (.2) Continued takeover tasks, including meeting with team re: human resources matters, the various operations, reviewed landlord leases, vendors, CDZ correspondence review, brokers, 809 San Rafael agreements, payroll review, 301 D Street, property management questions, investor documents and information, etc. (5.3)	13.1	K. Freitag	\$ 315.00	\$ 4,126.50	\$ -	\$ 2,362.50	\$ 63.00	\$ -	\$ 1,701.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/11/2019	Worked with and supported accounting team with daily duties including accounts payable, payroll, obtaining bank records and cash balances. (6.2)	6.2	L. Ryan	\$ 135.00	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/11/2019	Continued review and summarization of Wells Fargo bank accounts for numerous entities. (8.2)	8.2	S. Hoslett	\$ 292.50	\$ 2,398.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,398.50
9/11/2019	Relocate corporate documents. (.6) Site visit - Work on HR and both insurance renewals and forced place insurance. Provide detailed information for properties. (4.0) Banking activity and provide accesses. (.4)	5.0	T. Hebrank	\$ 315.00	\$ 1,575.00	\$ -	\$ 315.00	\$ -	\$ -	\$ 1,260.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/12/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Corresponded with K. Jerzyk re vacation rental. (.2) Reviewed and researched Padre suite reservations; conferred with J. Pastore and K. Freitag re same; corresponded with S. Coleman re confirmation of payment for suite. (.9) Reviewed invoice for shredding services; corresponded with Atty Fates re same. (.2) Scanned and archived employee paychecks returned; corresponded with L. Ryan re same. (.5) Scanned and archived confirmation letter from Union Bank; corresponded with K. Freitag and L. Ryan re same. (.2)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ 141.75	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/12/2019	Corresponded with numerous investors re status of receivership. (1.0)	1.0	A. Herren	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -
9/12/2019	Participated in a conference call with broker for Petaluma property and reviewed documents related to same. (0.6) Continued efforts towards the sale of the Mission Beach properties, including discussion with the buyer and review of the contracts in escrow and review of a listing proposal for the properties. (0.9) Reviewed insurance statement of values and requests for updated insurance certificates from lenders. (0.2) Discussion with Lawyers title re plans for sale of properties. (0.6) Corresponded with Atty Pastore re Windermere encroachment matter. (0.3) Reviewed proposal from broker re listings for the Mission Beach properties. (0.1) Corresponded with forensic IT specialist re collection of items responsive to subpoena. (0.1)	2.8	G. Rodriguez	\$ 279.00	\$ 781.20	\$ -	\$ 27.90	\$ -	\$ -	\$ 753.30	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/12/2019	Deposited funds at Wells Fargo. (.4) Attended call with Chase and SEC re: funds received. (.1) Attended call with G. Rodriguez re: Petaluma transaction. (.6) Conferred with counsel re: ex parte application. (.3) Continued takeover tasks, including researching transfers, document/file research and review, insurance audit process, vehicle leases, ticket sales, retainer recovery, Chase account correction, conferred re: updated bank account list for post takeover accounts, coordinated short-term and long-term rental agreement updates, coordinated payroll tax payments, 301 D Street, San Rafael doc review, CDZ signatures, life insurance, landlord issues, banking issues with payroll rejections (account freeze), etc. (5.7)	7.1	K. Freitag	\$ 315.00	\$ 2,236.50	\$ -	\$ 1,953.00	\$ 94.50	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/12/2019	Worked with and supported accounting team with daily duties including vendor payables, reconciling outstanding checks and payroll with accounting staff. (7.6)	7.6	L. Ryan	\$ 135.00	\$ 1,026.00	\$ -	\$ -	\$ -	\$ -	\$ 1,026.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/12/2019	Worked on bank account analysis and summaries for numerous Wells Fargo bank accounts. (8.5)	8.5	S. Hoslett	\$ 292.50	\$ 2,486.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,486.25
9/12/2019	Worked on insurance issues. (.5) Executed bank signature cards. (.2)	0.7	T. Hebrank	\$ 315.00	\$ 220.50	\$ -	\$ 63.00	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/13/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited parking lots cash. (2.5) Researched status of employee rent payment; corresponded with T. Hebrank and K. Freitag re same. (.2)	3.1	A. Herren	\$ 202.50	\$ 627.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
9/13/2019	Reviewed potential properties owned by Defendant and logged property history. (1.0) Continued efforts towards the listing of the Mission Beach properties, including discussion with various brokers re listing agreements and sale process. (1.2) Reviewed declaration of K. Freitag re Chicago Title matter. (0.1) Reviewed go-forward plan from H. Rossi. (0.2) Reviewed property profile and value for Brighton St property and coordinated access to the property. (0.3) Reviewed option agreement for 812 San Rafael property. (0.3) Reviewed update from broker re air quality testing at Petaluma, CA property. (0.1) Participated in a meeting with the property manager re rental properties. (0.4)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ 27.90	\$ 279.00	\$ -	\$ 697.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/13/2019	Met with PM re: beach rentals; reviewed accounting therefor. (1.6) Met with R. Warnick re: LP taxes. (.3) Met with Atty Farrell re: Chicago Title funds. (.2) Reviewed and revised ex parte application and declaration. (.9) Briefly reviewed Ch. 7. (.2) Attended call with J. Lance and Atty Fates re: San Rafael. (.2) Attended to numerous operations' matters, including payroll, reviewed autopays (from AMEX), insurance package policy endorsements, loan schedules, rent communications, lenders, landlords, public relations talking points, Keller, Fox Plaza, coordinated property tours, flash reports, etc. (4.4)	7.8	K. Freitag	\$ 315.00	\$ 2,457.00	\$ -	\$ 1,543.50	\$ 346.50	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/13/2019	Conferred with multiple banks re accounts and documents; worked with accounting team re payables and cash reconciliations and with HR department re payroll. (7.7)	7.7	L. Ryan	\$ 135.00	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/13/2019	Continued review of numerous Wells Fargo and Chase Bank Accounts. (6.5)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25
9/13/2019	Site visit - work on insurance wrap up issues. (.2) Worked on review of investor activity; search R Bond's office and review and box up investor fund documents. (4.8)	5.0	T. Hebrank	\$ 315.00	\$ 1,575.00	\$ -	\$ 1,512.00	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/14/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Logged records transported from ANI office; corresponded with K. Freitag re same. (2.0) Conferred with Atlas Defense Group re security service at Hancock St. (.2)	2.6	A. Herren	\$ 202.50	\$ 526.50	\$ -	\$ 405.00	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/14/2019	Attended call with vendor previously engaged and paid to perform valuation. (.2) Toured entire restaurant portfolio in San Diego with directors of operations. (9.3)	9.5	K. Freitag	\$ 315.00	\$ 2,992.50	\$ -	\$ 2,929.50	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/14/2019	Inventoried Washington Street office. (1.2)	1.2	L. Ryan	\$ 135.00	\$ 162.00	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/14/2019	Misc HR correspondence. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/15/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Completed logging records transported from ANI office. (1.4)	1.8	A. Herren	\$ 202.50	\$ 364.50	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2019	Reviewed and distributed mail. (.5) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with L. Ryan re payment for Padre season tickets resale; researched same. Conferred with Padre's and StubHub reps re same. (1.6) Corresponded with K. Jerzyk re Royal St. George; conferred with M. Ferguson re access to same; updated authorized access to property; corresponded with K. Freitag re same. (1.1) Forwarded 3-day notice for Surf Life to K. Freitag. (.1) Met with G. Champion-Cane to pickup keys for Royal St. George property; conferred and corresponded with K. Freitag and L. Ryan re same. (.7)	4.4	A. Herren	\$ 202.50	\$ 891.00	\$ -	\$ 182.25	\$ 141.75	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2019	Corresponded with numerous investors re status of receivership. (.6)	0.6	A. Herren	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -
9/16/2019	Researched all properties to locate property profile. (1.4) Began research into Rancho Mirage area properties and brokers to list related property. (1.3) Conferred with broker and in-house staff re Petaluma, CA transaction, request for price reduction and discussion re timeline for sale. (0.4) Conferred with broker re Mission Beach listings. (0.6) Reviewed status updates from property manager re rental agreements, accounting procedures for same and discussions with Atty Fates re updating agreements. (0.2) Corresponded with Atty Fates re opening title with Lawyer's Title for receivership sales. (0.2) Reviewed funds released from Thomas Street property to Defendant's personal account. (0.1) Corresponded with property manager re access to Brighton property. (0.1)	4.3	G. Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ -	\$ 390.60	\$ -	\$ 809.10	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2019	Reviewed Pullman correspondence. (.2) Performed forensic review on Thomas Street escrow release of funds (\$14K); sent same to counsel to recover these funds. (.8) Researched art gallery purchases. (.3) Reviewed D Street files. (.7) Prepared for and attended conf. call with the Judge. (.2) Attended to numerous operations matters, including landlord rent notices, property access, MB water shutoff, vehicles, vendors, life insurance, rent payments, rental agreements, warehouse inventory, lenders (e.g., First Choice), personnel, etc. (1.7)	3.9	K. Freitag	\$ 315.00	\$ 1,228.50	\$ -	\$ -	\$ 409.50	\$ -	\$ 819.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2019	Worked on obtaining vendor lists and general ledgers from QuickBooks and accounting staff. (4.9) Conferred with insurance company and forwarded order. (.3) Reviewed CDZ payroll and rent list with A. Castellano. (1.2)	6.4	L. Ryan	\$ 135.00	\$ 864.00	\$ -	\$ -	\$ -	\$ -	\$ 864.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/16/2019	Continued review of bank accounts, summarize unusual transactions. (7.0)	7.0	S. Hoslett	\$ 292.50	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,047.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/16/2019	Site Visit - Review QB files for investor accounts, contacted applicable parties, met with staff. (4.1) Make arrangements for weekly team mtgs. (.1) Relocate investor files to office. (.4)	4.6	T. Hebrank	\$ 315.00	\$ 1,449.00	\$ -	\$ 1,449.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Updated prospective buyers list; conferred with buyers re receiver communication. (1.1) Corresponded with K. Freitag and G. Rodriguez re Iconik Builders contracts; reviewed same. (.2) Met with K. Jerzyk re keys for Royal St. George. (.2) Corresponded with L. Ryan, B. Young and S. Coleman re sale of Padre tickets. (.4) Met with H. Rossi to travel and conduct inventory of Hancock St. and Home St. storage facilities. (2.5) Corresponded with K. Freitag re CalPrivate Bank subpoena. (.1) Prepared spreadsheet for 3-day notices; corresponded with Atty Fates re same. (.5) Followed up with Atlas Defense Group re security service at the Hancock building. (.2)	6.0	A. Herren	\$ 202.50	\$ 1,215.00	\$ -	\$ 222.75	\$ -	\$ -	\$ 992.25	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2019	Corresponded with numerous investors re status of receivership. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -
9/17/2019	Participated in a discussion with staff re changes restaurant operations. (1.0) Conferred with Atty Pastore re changes to D&O insurance. (0.1) Corresponded and conferred with property manager re changing locks, review of Rancho Mirage property and letters to tenants. (0.4) Conferred with Atty Pastore re changes to employee severance pay. (0.1) Began review of listing proposals from broker for Mission Beach listings and coordinated additional information from brokers to compare properties appropriately. (1.6) Corresponded with broker for Carmel by the Sea property and requested additional information and provided a copy of the Order. (0.2) Researched and reviewed additional property profiles for remaining properties. (0.3) Worked with forensic IT staff re items requested responsive to subpoena and coordinated receipt of same. (0.2)	3.9	G. Rodriguez	\$ 279.00	\$ 1,088.10	\$ -	\$ 55.80	\$ 83.70	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2019	Reviewed Life insurance and associated CD matter. (.7) Worked on loan document (and lender counsel correspondence) review. (4.0) Continued review of historical financial performance. (1.0) Worked on cash flow projection. (3.6) Reviewed payroll projections. (.3) Conferred with lenders and landlords and (Univ.) property manager. (.4) Reviewed incomplete budgets for Patio restaurants. (.4) Reviewed contracts for construction work. (1.3) Reviewed joint motion on \$14K recovery. (.1) Reviewed restaurant event schedule and associated deposits. (.2) Attended to various operations items. (.8)	12.8	K. Freitag	\$ 315.00	\$ 4,032.00	\$ -	\$ -	\$ 31.50	\$ -	\$ 4,000.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2019	Worked with B. Young on vendor payables, cash requirements and account reconciliations. (8.1)	8.1	L. Ryan	\$ 135.00	\$ 1,093.50	\$ -	\$ -	\$ -	\$ -	\$ 1,093.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/17/2019	Site Visit - Review of investor files and QB data; produce reports and investigate file detail. (3.2) Work on HR issues, employee vehicles, insurance follow up, and reorg issues and plans. (3.0)	6.2	T. Hebrank	\$ 315.00	\$ 1,953.00	\$ -	\$ 1,008.00	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/18/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited parking lots cash; corresponded with L. Ryan re same. (2.5) Corresponded with Atty Zaro re 3-day notice for Surf Life. (.1) Corresponded with E. Bauer and H. Rossi re real property inventory; reviewed and revised same. (.8) Downloaded and archived photographs from the Home St. storage; prepared inventory of units; corresponded with G. Rodriguez re same. (1.4) Prepared spreadsheet for liquor/wine licenses; scanned and archived copies of same; corresponded with T. Hebrank re same. (.4) Reviewed and identified real property inventory; corresponded with K. Freitag re same. (.5) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (1.2)	7.7	A. Herren	\$ 202.50	\$ 1,559.25	\$ -	\$ 162.00	\$ -	\$ -	\$ 1,397.25	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2019	Corresponded with numerous investors re status of receivership. (2.1)	2.1	A. Herren	\$ 135.00	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -
9/18/2019	Discussed options with auction company re potential sale of restaurant assets. (0.1) Participated in a meeting with co-owners for Hotel and Pullman development and potential offer on Sacramento property. (0.8) Met with IT re operational changes and discussed the pare down of various IT assets and services. (1.0) Corresponded with auto dealer re return of the lease. (0.2) Continued discussion with brokers for Mission Beach properties and presented information to K. Freitag re same. (0.9) Researched and contacted brokers in the Palm Springs/Rancho Mirage area to seek proposals on the the listing for Royal St. George's property. (1.5) Participated in a discussion re restaurant closures. (0.5)	5.0	G. Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2019	Continued work on cash flow projection. (2.1) Attended call with PR consultant. (.6) Reviewed CDZ documents. (2.0) Reviewed purchase agreement for Tennyson. (.3) Conferred with landlord. (.3) Reviewed vendor letter drafts. (.4) Reviewed loan docs. (1.7) Worked on various operations items, including Patio Marketplace document review and correspondence, property management, landlords, payables, flash, etc. (3.0) Prepared for closures (Himmelberg's, Crown Point, retail); reviewed liquor license documents. (.5) Reviewed partnership agreements (Andrea's 3833, Cultivate). (1.2) Followed up on several Bank demands. (.2)	12.3	K. Freitag	\$ 315.00	\$ 3,874.50	\$ -	\$ 189.00	\$ -	\$ -	\$ 3,685.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2019	Continued to work on vendor payable and stop payments with B. Young and CDZ and LLCs with A. Castellano. (6.4)	6.4	L. Ryan	\$ 135.00	\$ 864.00	\$ -	\$ -	\$ -	\$ -	\$ 864.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/18/2019	Site Visit - Work on reorg issues, review of investor data and QB, HR issues, and ABC licenses. (3.8)	3.8	T. Hebrank	\$ 315.00	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/19/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Transported artwork from the Himmelberg's office to the receiver's office. (.5) Met locksmith at the Himmelberg's and SRCP to rekey locks; took photographic inventory; Collected and counted closing cash at SRCP. (3.5) Corresponded with E. Bauer and H. Rossi re restaurant's inventory. (.2) Corresponded with J. Von Rettg re surf shop's inventory. (.2) Conferred with corresponded with J. Von Rettg re music contracts at Himmelberg's; (.4) Corresponded with J. Rotherforth re access to share drive; confirmed same. (.2) Corresponded with Atlas Defense Group re security service schedule. (.2) Conferred and corresponded with K. Freitag re communication with G. Champion Cain re Royal St. George. (.2) Collected, counted, recorded and deposited San Jose and Redondo parking lots cash. (2.4)	8.6	A. Herren	\$ 202.50	\$ 1,741.50	\$ -	\$ 162.00	\$ -	\$ -	\$ 1,579.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/19/2019	Corresponded with numerous investors re status of receivership. (.5)	0.5	A. Herren	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -
9/19/2019	Continued work towards the operational changes at the various locations including coordinating truck rental and discussion with staff re changes. (3.6) Conferred with various brokers for Carmel by the Sea, Himmelbergs and Rancho Mirage home. (0.7) Researched defendant's email for search terms as requested and searched server for similar terms and documents. (1.7)	6.0	G. Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ 474.30	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
9/19/2019	Reviewed employee file on W. Hamilton re: severance. (.2) Met with E. Bauer and B. LaGrange re: various operational challenges. (1.0) Reviewed potential manager and accounting proposals. (.3) Reviewed loan documents and 301 D NOD. (2.0) Performed forensic on Bandini transaction and financing. (2.2) Reviewed older appraisals on several real properties. (1.6) Conferred with PR (Various). (1.2) Coordinated personal belongings retrieval. (.1) Reviewed insurance policy endorsement documentation. (.4) Conferred re: liquor license surrender. (.2) Reviewed Chicago Title transfer summary prepared by S. Hoslett. (.3) Reviewed settlement proposal and alleged option exercise. (.5) Researched desert property expenditures. (.4) Continued preparations for closures. (3.8) Coordinated response to GJ Subpoena. (.1) Dealt with various operational matters including layoffs, PTO, payables, vendors, merchandise sales, etc. (1.5)	15.8	K. Freitag	\$ 315.00	\$ 4,977.00	\$ -	\$ 31.50	\$ 693.00	\$ -	\$ 4,252.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/19/2019	Worked on bank reconciliations for 35 bank accounts on Order, vendor payables, Wells Fargo charge banks and bank demands. (8.5)	8.5	L. Ryan	\$ 135.00	\$ 1,147.50	\$ -	\$ -	\$ -	\$ -	\$ 1,147.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/19/2019	Worked on Westlink bank accounts and summary analysis schedules; reviewed various entities GL detail schedules for investor information. (3.0)	3.0	S. Hoslett	\$ 292.50	\$ 877.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 877.50
9/19/2019	Site Visit - Work with staff on investor records, QB accounts, contacts, status of entering records; Review investor activity in QuickBooks files. (3.6) Work on liquor licenses - statuses, update spreadsheet, coordinated closing and sales requirements. (.9)	4.5	T. Hebrank	\$ 315.00	\$ 1,417.50	\$ -	\$ 1,134.00	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/20/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Transported artwork from the Hancock St. office to the receiver's office. (.5) Collected and counted closing cash at Himmelberg's. (1.0) Recorded and deposited closing cash for Himmelberg's & Surf Rider Pizza Crown Point. (1.5) Corresponded with M. Hill re employee paycheck for Himmelberg's. (.1) Corresponded with T. Askey re real property key list; updated same. (.3) Conferred and corresponded with locksmith re schedule for re-key of the Mission Beach shops; conferred and corresponded with K. Freitag re same. (.7) Corresponded with Atlas Defense Group re security personnel. (.2)	5.1	A. Herren	\$ 202.50	\$ 1,032.75	\$ -	\$ 162.00	\$ -	\$ -	\$ 870.75	\$ -	\$ -	\$ -	\$ -	\$ -
9/20/2019	Corresponded with numerous investors re status of receivership. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -
9/20/2019	Conferred with employee re changes to Andrea's Truffles operations. (0.3) Continued coordination of close down for various locations including discussion with moving companies, discussion with internal staff re changes to staffing and new processes, and coordination of IT move out of various locations. (3.3) Continued coordination of the sale of the open Mission Beach escrows, including discussion with brokers, title company and buyers re status updates and discussion with Atty Fates re timing of court approval motions. (1.3)	4.9	G. Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ -
9/20/2019	Prepared for and attended call with Hines and Biomed Realty. (1.0) Reviewed sales tax. (.4) Reviewed loan files. (.8) Reviewed Chicago Title correspondence. (.2) Reviewed AXOS loan documents provided. (.8) Reviewed numerous insurance correspondence including final Liberty premium. (.4) Reviewed short-term rental reports. (1.0) Coordinated locksmith items. (.2) Reviewed liquor inventory. (.2) Attended to numerous operational items, including additional layoffs, retail sale, vendors, payables, cash balances, PEMB closure, etc. (2.0) Conferred with potential managers re: various. (.5) Researched various pre-receiver payments. (2.0) Met with team and completed planning for weekend closures. (1.3)	10.8	K. Freitag	\$ 315.00	\$ 3,402.00	\$ -	\$ -	\$ 756.00	\$ -	\$ 2,646.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/20/2019	Worked with and supported accounting team with daily duties and updated bank reconciliations and cash requirements, worked on stop payments, auto pays and ACHs. (10.7)	10.7	L. Ryan	\$ 135.00	\$ 1,444.50	\$ -	\$ -	\$ -	\$ -	\$ 1,444.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/20/2019	Site Visit - Work on location closings - HR and liquor license issues. (1.0) Review investor activity in QuickBooks files; work on QuickBooks Enterprise access; work with staff on final download of investor records, QB accounts, contacts, status of entering records. Review investor documents - 1099's, K-1's, escrow documents, etc. (4.2)	5.2	T. Hebrank	\$ 315.00	\$ 1,638.00	\$ -	\$ 1,323.00	\$ -	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/21/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Conferred and corresponded with Krista and Lisa re locksmith at surf shops and Patio Express Mission Hills. (.4)	0.8	A. Herren	\$ 202.50	\$ 162.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/21/2019	Visited all sites planned for closure on Monday and continued coordination with moving company re closure of retail locations. (2.0)	2.0	G. Rodriguez	\$ 279.00	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/21/2019	Conferred with potential manager. (.2) Coordinated with team and oversaw lock changes post closure on Mission Beach locations. (.4) Prepared files and coordinated review of D Street analysis. (.3)	4.5	K. Freitag	\$ 315.00	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/21/2019	Onsite visit to Patio Express Mission Hills to rekey and assist in closing. (1.2)	1.2	L. Ryan	\$ 135.00	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/22/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected parking lot cash, closing cash and took photo inventory for surf shops, collected and delivered packing supplies to surf shops and Patio Express Mission Hills. (.6.5)	6.9	A. Herren	\$ 202.50	\$ 1,397.25	\$ -	\$ -	\$ -	\$ -	\$ 1,397.25	\$ -	\$ -	\$ -	\$ -	\$ -
9/22/2019	Conferred with prospective manager. (.2) Reviewed and effectuated transfer of funds, cash balances. (.5) Emailed various re: closures updates and tasks necessary. (.8) Conferred with PR. (.4)	1.9	K. Freitag	\$ 315.00	\$ 598.50	\$ -	\$ -	\$ -	\$ -	\$ 598.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/22/2019	Assisted in closing cash count at Patio Express Mission Hills. (1.6)	1.6	L. Ryan	\$ 135.00	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Counted, recorded and deposited parking lots and closing cash for surf shops and Patio Express Mission Hills. (4.0)	4.8	A. Herren	\$ 202.50	\$ 972.00	\$ -	\$ 162.00	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2019	Conferred with IT re audit trail of computers and review of video surveillance. (0.2) Corresponded with brokers re status of listing properties. (0.5) Created Aniwarehouse email to advertise the sale of retail merchandise and corresponded with marketing manager re same. (0.4) Corresponded with broker for the Petaluma, CA property re potential auction sale. (0.2) Reviewed update from broker for Carmel by the Sea property including recommendation for a price reduction and provided feedback to the same. (0.3) Corresponded with broker for the Petaluma, CA property re status update. (0.2) Corresponded with T. Askey re various questions on operations and the sale of the employee units owned. (0.2)	2.0	G. Rodriguez	\$ 279.00	\$ 558.00	\$ -	\$ 55.80	\$ -	\$ -	\$ 502.20	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2019	Worked on ex parte app reply. (1.6) Met with team re: Goldfinch and Fireside closure. (1.0) Worked on agreement to transition CDZ management. (1.6) Reviewed CDZ checks. (.4) Researched and conferred re: business income worksheets for insurance. (.7) Worked on various operational items, including benefits renewal proposal, patio marketplace consulting invoice and payment follow-up, petty cash reconciliations, website and vendor updates needed post closure of venues, flash, coordinated clean out W. Washington office, reviewed draft press release, Q&A post closings; conferred with PR, manager, and CDZ re: same. etc. (5.2)	10.5	K. Freitag	\$ 315.00	\$ 3,307.50	\$ -	\$ -	\$ 504.00	\$ -	\$ 2,803.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2019	Continued to work on bank reconciliations for 35 accounts on Order, outstanding checks, cash count and prepared deposited; conferred with bank and saved down docs. (7.4)	7.4	L. Ryan	\$ 135.00	\$ 999.00	\$ -	\$ -	\$ -	\$ -	\$ 999.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/23/2019	Site Visit - Work on liquor licenses, insurance; update liquor license schedule and follow up on open items. (2.4) Correspondence on HR issues, La Casa del Zorro bank accounts. (1.1)	3.5	T. Hebrank	\$ 315.00	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/24/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Updated real property key list. (.3) Corresponded with Atty Zaro re three-day notice for Mission Beach Surf Shop; updated spreadsheet re same. (.2) Combined and edited restaurant and surf shop's inventory; corresponded with E. Bauer and H. Rossi re same. (.8) Corresponded with K. Freitag re files in chain of custody. (.2) Combined and edited liquor/wine inventory from closed restaurants; corresponded with E. Bauer and H. Rossi re same. (1.0)	3.3	A. Herren	\$ 202.50	\$ 668.25	\$ -	\$ 202.50	\$ -	\$ -	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2019	Prepared analysis of broker listings for vacation rentals for K. Freitag. (0.5) Reviewed BOV for Himmelberg's and reached out to additional broker for same. (0.5) Corresponded (various) with A. Davis re purchase of assets. (0.3) Corresponded with T. Edwards re Cultivate brand. (0.1) Brief review of final inventory for retail. (0.2) Reviewed and uploaded documents for the 301D building. (0.5) Conferred with Atty Pastore re Windermere property encroachment by neighbor and provided strategy for resolving same. (0.4) Conferred with R. Rotherforth re status of the case and IT needs for the projects going forward. (0.4) Participated in a conference call with broker and buyers for Petaluma, CA property re overbid process. (0.5) Worked through revisions to Manager's agreement related to insurance coverage and coordinated application for EPLI coverage. (1.2) Coordinated pick up of items for G. Champion Cain. (0.1) Corresponded with K. Freitag re insurance coverage for the vacant properties and the EPLI coverage. (0.4)	5.1	G. Rodriguez	\$ 279.00	\$ 1,422.90	\$ -	\$ -	\$ -	\$ -	\$ 1,422.90	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2019	Reviewed PR messaging for entire team and relayed same to team (including new service providers). (.6) Attended call with Flores re: HR transition. (1.2) Conferred with team re: the upcoming restaurant closure preparations; prepared lists re: tasks, conferred with counsel re: Fireside loan. (2.7) Prepared analysis of Mission Beach lease cost/benefit. (.4) Began review of Pullman documents and analysis. (1.0) Reviewed and signed treasury management documents. (.2) Conferred with CDZ re: management term proposal. (.4) Reviewed draft operating agreement. (1.6) Reviewed loan statements. (.5) Reviewed thorough analysis, bios and summary of vacation rental broker options. (1.8) Reviewed order approving \$14K; effectuated recovery from Chase re: same. (.3) Reviewed SEC Omnibus reply re: OSC. (.3)	11.0	K. Freitag	\$ 315.00	\$ 3,465.00	\$ -	\$ -	\$ 189.00	\$ -	\$ 3,276.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2019	Worked on BOE payments, cash balances, vendor payables review and bank deposits. (6.8)	6.8	L. Ryan	\$ 135.00	\$ 918.00	\$ -	\$ -	\$ -	\$ -	\$ 918.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/24/2019	Update liquor license information and schedule; check statuses on ABC website; call with Atty Friedrichs. (.8) Discuss trademark and insurance issues with Atty Fates; follow up with relevant parties; obtain and review trademark schedules and correspondence. (.9) Misc correspondence and operational updates. (.4)	2.1	T. Hebrank	\$ 315.00	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ 661.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/25/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Updated prospective buyers list; conferred with buyers re receiver communication. (.8) Met with check cashing vendor re returned employee check; scanned and recorded same; conferred with L. Ryan re same. (.4) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (.8) Corresponded with K. Freitag re artwork. (.1) Conferred with paycheck cashing vendor re returned employee payroll check; corresponded with L. Ryan re same. (.2) Reviewed locksmith invoices; forwarded to accounts payable for processing. (.3)	3.4	A. Herren	\$ 202.50	\$ 688.50	\$ -	\$ 162.00	\$ -	\$ -	\$ 526.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2019	Corresponded with numerous investors re status of receivership. (.6)	0.6	A. Herren	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -
9/25/2019	Continued work on the sale of the vacation rental properties and coordinated showing with broker and asked for listing agreement. (.0.8) Coordinated marketing email to approve discounts at two locations during restaurant week. (.0.2) Conferred and corresponded with brokers re marketing on Himmelberg's restaurant. (.0.4) Reviewed all real estate assets with K. Freitag to confirm estimated values and ownership entity. (.2.4) Discussion with B. Young re sale for restaurant week and wine. (.0.1) Continued discussion with T. Edwards re purchase of Cultivate brand. (.0.1) Conferred with J. Graf re marketing for restaurants during restaurant week. (.0.1) Conferred with M. Tarahomy re 140 Petaluma, CA co-work property. (.0.2) Continued work on the placing an EPLI policy for the company and participated in a discussion with broker re coverage options and discussed same with K. Freitag. (.0.6) Reviewed items packed up personally belonging to G. Champion Cain. (.1.1)	6.0	G. Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ -	\$ 669.60	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2019	Attended hearing; conferred with counsel thereafter. (.1.9) Coordinated personal item retrieval. (.2) Conferred with insurance brokers re: EPLI and other. (.6) Handled various operational items, including vendor and lender communications, landlords, event deposit review, payroll and associated funding, Intersect forecast review for reimbursement estimates, flash, cash balance and projections, etc. (.4.7) Reviewed numerous valuation documentation on real property; conferred with G. Rodriguez re: same. (.2.2)	11.2	K. Freitag	\$ 315.00	\$ 3,528.00	\$ -	\$ 63.00	\$ 598.50	\$ -	\$ 2,866.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2019	Worked on accounts payables, cash requirements and Wells Fargo activity. (.9.5)	9.5	L. Ryan	\$ 135.00	\$ 1,282.50	\$ -	\$ -	\$ -	\$ -	\$ 1,282.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/25/2019	Call with Atty Friedrichs on liquor license information, statuses and marketability. Research and report on liquor license renewals, statuses, guidance for sale, product sale options. (.1.1) HR assistance. (.1) Review trademark info and set up meeting. (.2.0)	3.2	T. Hebrank	\$ 315.00	\$ 1,008.00	\$ -	\$ -	\$ -	\$ -	\$ 1,008.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/26/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met locksmith to rekey and Collected closing cash at Swell Coffee Del Mar, Swell Mission Beach and Bao Beach. (.3.5) Transported artwork to the receiver's office for storage. (.5) Corresponded with numerous vendors re status of outstanding invoices. (.3)	5.1	A. Herren	\$ 202.50	\$ 1,032.75	\$ -	\$ 162.00	\$ -	\$ -	\$ 870.75	\$ -	\$ -	\$ -	\$ -	\$ -
9/26/2019	Corresponded with numerous investors re status of receivership. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/26/2019	Conferred with former employee re purchase of brand an potential inventory. (0.5) Conferred with Atty Lorenzen and Fates re addendums to open escrows and reviewed same documents. (0.5) Participated in a brief meeting with all remaining department heads re plans for layoffs. (0.3) Discussion with IT re future plans. (0.5) Began review of Rancho Mirage brokers packages. (0.6) Corresponding with J. Graf re marketing push for restaurants during restaurant week. (0.1) Conferred with broker re interest in submitting offer on various properties. (0.3) Prepared memo for K. Freitag re real estate sales and conferred with same to determine listing strategy for vacation homes and Rancho Mirage home (0.6)	3.4	G. Rodriguez	\$ 279.00	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
9/26/2019	Met manager at La Mesa. (2.0) Reviewed report and recommendation. (.4) Worked on confi agreement and with Flores re: transition. (2.5) Conferred with vendors (voluminous vendor issues), tenant reps, staff meeting, staffing reductions, landlords, cash. (3.2) Briefly searched lender communications and a few closing statements. (.4) Conferred with team various re: three closures today. (1.8)	10.3	K. Freitag	\$ 315.00	\$ 3,244.50	\$ -	\$ -	\$ 126.00	\$ -	\$ 3,118.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/26/2019	Worked to open receiver bank accounts, reconciled cash and assisted in accounts payable check run with accounting staff; researched various payroll items. (11.2)	11.2	L. Ryan	\$ 135.00	\$ 1,512.00	\$ -	\$ -	\$ -	\$ -	\$ 1,512.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/26/2019	Site Visit - HR and operational assistance. (1.0) Prepared for and met on trademarks with Attys Fates and Pastore (1.1) Reviewed QB Enterprise files and C Torres online information. (1.8) Weekly managers meeting. (.7) Liquor license research and provide guidance to Receiver. (.8)	5.4	T. Hebrank	\$ 315.00	\$ 1,701.00	\$ -	\$ -	\$ -	\$ -	\$ 1,701.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/27/2019	Reviewed and distributed mail. (.4) Updated email auto reply. (.1) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous prospective buyers re status of sale of properties; added to prospective buyer list. (.4) Corresponded with L. Ryan re vendor invoices; reviewed same. (.2) Collected parking lot cash. Recorded and counted closing cash for Swell Del Mar and Mission Beach, Bao Beach and parking lots; corresponded with K. Freitag and L. Ryan re same. (4.4)	5.9	A. Herren	\$ 202.50	\$ 1,194.75	\$ -	\$ 182.25	\$ -	\$ -	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/27/2019	Corresponded with numerous investors re status of receivership. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -
9/27/2019	Reviewed supplemental insurance applications and discussed same with risk manager. (0.9) Corresponded with broker re potential interest in the parking lots and Saska's location. (0.1) Corresponded with potential buyer for the various Mission Beach properties. (0.2) Corresponded with broker for Petaluma, CA property re title report. (0.1) Reviewed update from property manager re HOA expenses for 3792 Mission Blvd. (0.1) Corresponded with broker for Rancho Mirage home and requested changes to commission structure. (0.2) Corresponded with broker for vacation rental properties and coordinated property viewing with broker. (0.4) Conferred with T. Askey re return of materials to contractors, updates on the mechanics lien schedule and possible sale of her rented unit. (0.7) Reviewed revised PSA amendments for vacation rental homes and coordinated same review/execution with buyers. (0.6) Briefly reviewed BOV for 3515 Hancock. (0.2)	3.5	G. Rodriguez	\$ 279.00	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/27/2019	Coordinated manager interviews with team members (various communications). (1.2) Met with manager (various). (1.0) Prepared schedules and met with team re: closing preparations. (1.0) Attended conference call re: San Rafael properties. (.9) Attended call with D Street GC. (1.2) Had call with prospective buyer of trust property. (.3) Culled salient lease information and list of terminations, landlord notices, needed. (2.0) Worked on Flores draft agreement. (.2) Coordinated appraisal access. (.1) Transferred funds with WF. (.8) Conferred with T. Hebrank re: investor files. (.3) Began outline for first report. (3.0)	12.0	K. Freitag	\$ 315.00	\$ 3,780.00	\$ -	\$ 94.50	\$ -	\$ 945.00	\$ 2,740.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/27/2019	Misc operational correspondence (.5) Review QuickBooks and investor files and databases for investor contact information. Discuss with K Freitag (1.0) Liquor license research and correspondence (.4)	1.9	T. Hebrank	\$ 315.00	\$ 598.50	\$ -	\$ 315.00	\$ -	\$ -	\$ 283.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/27/2019	Worked with and supported accounting team with daily duties including conferred with vendors, vendor payables and payroll items. (10.2)	10.2	L. Ryan	\$ 135.00	\$ 1,377.00	\$ -	\$ -	\$ -	\$ -	\$ 1,377.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/28/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Deposited closing cash for Swell Del Mar and Mission Beach, Bao Beach and parking lots. (1.0) Collected closing cash at Surf Rider Mission Beach; conferred with K. Freitag and H. Rossi re same. (1.4) Corresponded with K. Freitag re former employee final pay. (.1) Researched and contacted security re service at Fireside; conferred and corresponded with K. Freitag re same. (.6)	3.5	A. Herren	\$ 202.50	\$ 708.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ -
9/28/2019	Reviewed and revised draft agreement with manager and accounting/HR firm. (2.1) Met with team on closings, winter menus going forward, etc. (1.3) Reviewed Axiom event contracts. (.9) Reviewed deposits. (.4) Reviewed and handled numerous payables matters. (2.3) Reviewed draft of investor letter; conferred with counsel re: same. (.7) Prepared analysis and draft of communication re: additional personnel layoff plan. (1.3)	9.0	K. Freitag	\$ 315.00	\$ 2,835.00	\$ -	\$ 220.50	\$ -	\$ -	\$ 2,614.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/28/2019	Made deposits at Wells Fargo. (.2)	0.2	L. Ryan	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/28/2019	Addn review of QuickBooks and investor files and databases for investor contact information. (.5)	0.5	T. Hebrank	\$ 315.00	\$ 157.50	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/29/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with landlords at Mission Beach Surf Shop; conducted photo inventory and turned over keys ; corresponded with K. Freitag re same. (1.0) Met locksmith to rekey and met with restaurant managers to pick up closing cash at Patio Fireside and Patio Goldfinch. (4.3)	5.7	A. Herren	\$ 202.50	\$ 1,154.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 1,073.25	\$ -	\$ -	\$ -	\$ -	\$ -
9/29/2019	Conferred with team (various) re: closure status and communicated personnel layoff plan. (.8) Coordinated termination letters. (.1) Reviewed Intersect draft amendment to lease; provided comments to counsel. (1.1)	2.0	K. Freitag	\$ 315.00	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ 630.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/29/2019	Began to work on receipts and disbursement report. (2.3)	2.3	L. Ryan	\$ 135.00	\$ 310.50	\$ -	\$ -	\$ -	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/30/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Began consolidating investor list; researched and reviewed files re same; conferred and corresponded with K. Freitag re same; corresponded with G. Rodriguez re import of investor eblast list. (8.4)	9.2	A. Herren	\$ 202.50	\$ 1,863.00	\$ -	\$ 1,863.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9/30/2019	Corresponded with numerous investors re status of receivership. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
9/30/2019	Reviewed real estate portfolio and began preparation of schedule to be used in receiver's report. (1.1) Reviewed insurance provided by broker for EPLI and reviewed updates from Marsh and coordinated potential updates with broker for vacant properties. (0.8) Coordinated files to be sent to DOJ for review. (0.2) Reviewed email subscribers and provided same to K. Freitag. (0.3) Coordinated execution of the addendum for the Lamont vacation rental. (0.2) Coordinated price change for Carmel by the Sea listing. (0.2) Reviewed HOA violation notice for rental unit and corresponded with Atty Fates and K. Freitag re same. (0.1) Coordinated listing agreements for vacation rental homes. (0.3) Corresponded with broker re listing agreement for Rancho Mirage home and provided requested information. (0.3)	3.5	G. Rodriguez	\$ 279.00	\$ 976.50	\$ -	\$ 362.70	\$ -	\$ -	\$ 530.10	\$ 83.70	\$ -	\$ -	\$ -	\$ -
9/30/2019	Attended call with Symetra. (.5) Conferred re: SBA Loan appraiser access request. (.1) Met with manager re: numerous transition items and gift cards. (1.8) Conferred with team re: closure today, including insurance correspondence re: coverage removals. (2.1) Conferred with B. LaGrange re: signage issue. (.2) Researched personnel issues. (.6) Conferred with HR re: contractor needed re: post closing items and personal property consolidation. (.2) Conferred with T. Hebrank re: liquor license withdrawals. (.1) Researched multi-family partnership market data; prepared counter proposal. (1.4) Reviewed CDZ management agreement draft and other misc. correspondence (spa menu, marketing, etc.). (1.8) Conferred re: liquor license transfer request. (.4) Dealt with payables items and various vendors. (.8) Reviewed additional investor lists obtained. (1.2)	11.2	K. Freitag	\$ 315.00	\$ 3,528.00	\$ -	\$ 378.00	\$ -	\$ -	\$ 3,150.00	\$ -	\$ -	\$ -	\$ -	\$ -
9/30/2019	Continued to work on receipts and disbursement report reconciling 44 bank accounts and categorizing disbursements. (6.2) Working on payroll requirements, cash reconciliation for same and vendor payable requirements. (5.5)	11.7	L. Ryan	\$ 135.00	\$ 1,579.50	\$ -	\$ -	\$ -	\$ 837.00	\$ 742.50	\$ -	\$ -	\$ -	\$ -	\$ -
9/30/2019	Work on obtaining drive access remotely and review for investor information (.5) Review and execute ABC document (.1) Call with Atty Friedrichs (.2) Review boxes for investor information; met with A Herren for investor list preparation (.8) Execute bank documents; provide bank account accesses. (.3)	1.9	T. Hebrank	\$ 315.00	\$ 598.50	\$ -	\$ 252.00	\$ -	\$ -	\$ 346.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2019	Conferred with J. McGrory. (.2) Prepared for and met with marketing. (.7) Attended conference call with Atty Fates and landlord rep re: Patio 101. (.5) Attended call with Defendant and counsel. (.3) Attended call with Flores re: transition. (1.0) Coordinated Goldfinch landlord meeting; researched balance sheet and FF&E values for landlord negotiation. (1.8) Met with HR to review updated payroll projections. (.8) Reviewed insurance information updated coverages (various). (1.1) Conferred with prospective buyer on retail merchandise. (.1) Completed initial draft of Verified Initial Report narrative; sent to counsel for review. (4.4) Reviewed investor list to date and sources for information. (.3)	11.2	K. Freitag	\$ 315.00	\$ 3,528.00	\$ -	\$ 189.00	\$ -	\$ 1,386.00	\$ 1,953.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with landlord from Patio Express MH. (.1) Corresponded with K. Freitag re Saska's event request; researched same. (.2) Reviewed records and updated investor list; corresponded with K. Freitag re same. (6.3)	7.0	A. Herren	\$ 202.50	\$ 1,417.50	\$ -	\$ 1,356.75	\$ -	\$ -	\$ 60.75	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/1/2019	Corresponded with numerous investors re status of receivership and contact information. (.6)	0.6	A. Herren	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -
10/1/2019	Met with landlord for Goldfinch. (.0.7) Continued work on the asset list for the portfolio. (.1.5) Continued review of EPLI insurance including review of the application and loss runs and providing same to broker. (.0.4) Corresponded with Atty Fates re HOA letter and reviewed employee lease. (.0.1) Conferred with J. Libonati re open IT projects and requested updates to same. (.0.1) Corresponded with brokers re vacation rentals and continued work on the sale of the two open escrows. (.1.5) Corresponded with broker for Rancho Mirage, CA re questions on the listing agreement and provided complaint and order as requested. (.0.2)	4.5	G.Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ -	\$ 418.50	\$ -	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2019	Assist with compiling investor list; searched for investor operating agreement (.6) Work on liquor licenses - brokers, statutes, updates (.7)	1.3	T. Hebrank	\$ 315.00	\$ 409.50	\$ -	\$ 189.00	\$ -	\$ -	\$ 220.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/1/2019	Continued to work on receipts and disbursement report. (.2.3) Worked with and supported accounting team with daily duties including vendor payables, cash reconciliation and cash counts for closed locations. (.7.2)	9.5	L. Ryan	\$ 135.00	\$ 1,282.50	\$ -	\$ -	\$ -	\$ 310.50	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/2/2019	Reviewed menu update and GM recommendations by manager. (.2) Conferred with Flores. (.4) Met re: trademark portfolio. (.9) Conferred re: liquor license action items necessary. (.4) Reviewed Patio 101 lease file and prior settlement attempts and facts. (.2.3) Responded to GCC unemployment claim. (.1) Continued review of investor lists; sent same to counsel. (.1.1) Dealt with vendor and other operational matters. (.1.0) Sent email re: additional insured needs. (.3) Signed CDZ agreement and sub of counsel. (.1) Conferred with G. Rodriguez re: EPLI app; completed same. (.3) Reviewed and signed liquor license surrender documents. (.6) Conferred with counsel and G. Rodriguez re: investments and misc. loans. (.4) Worked on review of receipts and disbursements (formatting of same), performance review, asset lists, and other Verified Initial Report exhibits; conferred with counsel re: report. (.7.2)	15.3	K. Freitag	\$ 315.00	\$ 4,819.50	\$ -	\$ 378.00	\$ 126.00	\$ 2,268.00	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/2/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Collected parking lot cash. (.1.0) Processed Wells Fargo deposit. (.5) Updated prospective buyer list. (.6) Conferred with K. Freitag re CoWork at Petaluma. (.3) Corresponded with L. Ryan re employee pay. (.1) Corresponded with R. Rotherforth re G Suite accounts and invoicing. (.2) Scanned and archived default notices; corresponded with K. Freitag re same. (.4) Updated investor contact information and finalized eblast list; corresponded with G. Rodriguez re same. (.1.0)	5.0	A. Herren	\$ 202.50	\$ 1,012.50	\$ -	\$ 384.75	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/2/2019	Corresponded with numerous investors re status of receivership and contact information. (.5)	0.5	A. Herren	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/2/2019	Prepared brief memo re EPLI insurance to K. Freitag. (0.2) Revised analysis for the Himmelberg's restaurant and conferred and corresponded with brokers for that property. (0.5) Revised and updated real property schedule for inclusion in the Receiver's Report. (1.2) Reviewed update from T. Askey re lien releases for work performed. (0.1) Reviewed letter prepared by Allen Matkins re Bella Pacific HOA and provided update on potential resolution to employee lease. (0.2) Continued efforts towards the sale of the vacation rentals, including discussion re marketing practices. (0.8) Conferred with investor re questions on case. (0.2) Worked on coordinating first case update, including review of text, setting up account with vendor and finalizing draft of letter before we send it out. (2.0) Researched mortgage and value for home located in Ann Arbor, MI. (0.2)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ -	\$ 55.80	\$ 334.80	\$ 502.20	\$ 613.80	\$ -	\$ -	\$ -	\$ -
10/2/2019	Site Visit - Weekly managers mtg. (.8) Met with K Freitag, Attys Fates, Pastore and Johnson on trademarks. (1.2) Conf call with K Freitag and Atty Friedrichs on liquor license statutes, issues, values. Update spreadsheet. (1.0) Work on liquor licenses, HR issues, investor agreements, bank accounts. (1.2)	4.2	T. Hebrank	\$ 315.00	\$ 1,323.00	\$ -	\$ -	\$ -	\$ -	\$ 1,323.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/2/2019	Continued to work on receipts and disbursement report. (3.7) Continued to work with and support accounting team with daily duties and vendor payables and bank reconciliations for restaurants. (8.0)	11.7	L. Ryan	\$ 135.00	\$ 1,579.50	\$ -	\$ -	\$ -	\$ 499.50	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/3/2019	Met with Marsh re: insurance portfolio review. (1.0) Finalized Initial Verified Report, asset schedule, entity and bank account schedule and receipts and disbursements; conferred with counsel re: same (numerous). (9.6) Dealt with various vendor issues, insurance details (on personal lines), 301 D Street additional document request, HOA matters, and other operational items. (2.3) Coordinated plan for personal property consolidation from storage and closed locations. (.5)	13.4	K. Freitag	\$ 315.00	\$ 4,221.00	\$ -	\$ -	\$ -	\$ 3,024.00	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/3/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Recorded, counted and deposited parking lot, Goldfinch and Fireside cash. (2.5) Scanned, archived and reviewed Saska's valet procedures. (.5) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (1.0) Conferred with landlords for Patio Express, Surf Life and Bao Beach re communication with receiver; conferred with K. Freitag re same. (.4) Updated investor list. (.5)	5.7	A. Herren	\$ 202.50	\$ 1,154.25	\$ -	\$ 263.25	\$ -	\$ -	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/3/2019	Corresponded with numerous investors re case update; status of receivership and contact information. (.5)	0.5	A. Herren	\$ 135.00	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.50	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/3/2019	Worked with broker to bind EPLI insurance and prepared no claims known letter at his direction. (0.3) Continued negotiations with the broker for the Rancho Mirage property. (0.3) Continued work on the 132 Keller sale, including review of preliminary title report, various discussions with title and the broker re same. (0.2) Reviewed and revised schedule for including in the Receiver's report. (1.4) Continued work on the sale of the vacation rentals including discussion with brokers re interest in the property, discussion with broker for open escrow re court approval for transaction, discussion with Atty Fates re property sales strategy, preparation of materials to brokers (2.3) Reviewed and revised portions of the Receiver's report. (0.4)	4.9	G.Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ -	\$ -	\$ 502.20	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -
10/3/2019	Liquor license correspondence. (.2) Sign bank docs and provide online accesses. (.5)	0.7	T. Hebrank	\$ 315.00	\$ 220.50	\$ -	\$ 157.50	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/3/2019	Continued to work on receipts and disbursement report and bank reconciliation for 44 bank accounts. (7.5)	7.5	L. Ryan	\$ 135.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/4/2019	Attended call with Flores re: transition; drafted and sent transition reference list and instructions to team; provided bank account information; coordinated social media contact changeover. (1.1) Conferred with R. Warnick re: tax returns. (.2) Met landlord rep at Patio 101 for site tour. (2.0) Conferred with J. McGrory re: Pullman. (.2) Coordinated website posting. (.1) Conferred with AXOS. (.2) Reviewed and conferred with G. Rodriguez, counsel and defendant re: deed issue on vacation rentals. (.4) Conferred with landlord. (.1)	4.3	K. Freitag	\$ 315.00	\$ 1,354.50	\$ -	\$ 31.50	\$ -	\$ -	\$ 1,323.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/4/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met K. Freitag to sign employee termination checks. (1.0) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.7) Corresponded with S. Coleman re payment history for Salem Ct.; reviewed same. (.4) Corresponded with K. Freitag re landlord contacts. (.2) Attempted download of Casa Del Zorro marketing materials. (.4) Completed updating investor list; corresponded with K. Freitag re same. (.6)	4.1	A. Herren	\$ 202.50	\$ 830.25	\$ -	\$ 283.50	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/4/2019	Corresponded with numerous investors re case update; status of receivership and contact information. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/4/2019	Reviewed restaurants and provided correspondence to brokers seeking values and commission structures for each. (0.6) Continued work on company insurance including binding EPLI policy, review of updated Statement of Values and requested quote for vacant property policy and an umbrella policy. (0.5) Conferred with General Motors re return of Cadillac. (0.2) Continued work on the sale of the Mission Beach homes, including detailed discussion with broker for vacation rentals, approved various marketing actions and requested updates to listings and provided additional information to other brokers as requested, reviewed listing for property and two preliminary title reports and corresponded with K. Freitag and Atty Fates re unknown debt on the property. (1.3) Provided escrow with requested documents for Petaluma property and corresponded with broker re same. (0.2) Participated in a conference call with buyers and brokers for Thomas St property and reviewed documents for broker to complete the escrow file. (1.0) Reviewed Receiver's report. (.3) Conferred with potential buyer. (0.1) Continued efforts towards the sale of the Rancho Mirage including discussion with broker re status of the property and coordinated for listing agreement, reviewed same and coordinated execution of the same. (0.6) Conferred with Atty Fates re motion to sell Lamont and Thomas St. properties. (0.2)	5.0	G.Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ 83.70	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -
10/4/2019	Worked with and supported accounting team with daily duties including vendor payables and obtaining bank documents. (6.1) Working on preparing creditor lists from QuickBooks and followed up on event deposits. (2.9)	9.0	L. Ryan	\$ 135.00	\$ 1,215.00	\$ -	\$ -	\$ -	\$ -	\$ 1,215.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/5/2019	Reviewed numerous operations correspondence from prior day. (.8) Attended conf. call re: 301 D with GC. (.5) Conferred with counsel re: ABC request for liquor license transfers and other pending needs. (.5) Prepared additional lease termination letter templates for counsel. (1.4) Reviewed and signed Rancho Mirage listing agreement; conferred with G. Rodriguez. (.2) Conferred with Atty Zaro re: numerous issues. (1.3)	4.7	K. Freitag	\$ 315.00	\$ 1,480.50	\$ -	\$ -	\$ -	\$ -	\$ 1,480.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/5/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.2)	0.6	A. Herren	\$ 202.50	\$ 121.50	\$ -	\$ 81.00	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/5/2019	Corresponded with investor re possible assets. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
10/5/2019	Reviewed appraisal for Valle Vista and corresponded with K. Freitag re same. (0.1) Corresponded with K. Freitag re origination fee on loan covering Rancho Mirage. (0.1)	0.2	G.Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -
10/6/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Corresponded with L. Ryan re cashier's checks from Chase; scanned and archived copies. (.3) Corresponded with K. Freitag and L. Ryan re utilities at Himmelberg's. (.1) Distributed Notice of Intent for Mission Beach Surf; corresponded with K. Freitag re same. (.2) Corresponded with G. Rodriguez re security alarm at Royal St. George. (.1)	1.2	A. Herren	\$ 202.50	\$ 243.00	\$ -	\$ 101.25	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/6/2019	Corresponded with investor re status of receivership and case updates. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
10/6/2019	Corresponded with A. Herren re security for Rancho Mirage. (0.1)	0.1	G.Rodriguez	\$ 279.00	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ 27.90	\$ -	\$ -	\$ -	\$ -	\$ -
10/6/2019	Reviewed and responded to multiple emails from vendors and reconciling event deposit refunds. (2.9)	2.9	L. Ryan	\$ 135.00	\$ 391.50	\$ -	\$ -	\$ -	\$ -	\$ 391.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/7/2019	Reviewed and signed approved checks for CDZ. (.3) Followed upon insurance additional insureds, server training, etc. (.2) Conferred with trademark counsel on signage issue at Fox. (.2) Continued reviewing FF&E, improvements numbers (from accounting perspective) for landlord negotiations - provided directive to ops re: valuation priorities. (2.4) Reviewed correspondence and terminated valet agreement. (.8) Handled various operations matters including landlord communications, taxes, funds transfers, staffing, deposit review, etc. (2.0) Researched prior transactions. (3.2) Provided trust owned documents to counsel. (.2)	9.3	K. Freitag	\$ 315.00	\$ 2,929.50	\$ -	\$ -	\$ 1,008.00	\$ -	\$ 1,921.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/7/2019	Reviewed and distributed mail. (.6) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.6) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.6) Conducted and updated liquor/wine inventory. (3.6) Deposited cashier's checks at Chase. (1.0) Corresponded with E. Hughes re surf shop and Patio Express inventory and labeling. (.2) Terminated Atlas Defense security services. (.2) Scanned and archived liquor license renewals; corresponded with T. Hebrank re same. (.2) Corresponded with K. Freitag re CA Opportunity License Fund Bond and CoWork. (.3)	7.7	A. Herren	\$ 202.50	\$ 1,559.25	\$ -	\$ 243.00	\$ -	\$ -	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -
10/7/2019	Corresponded with investor re status of receivership. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
10/7/2019	Ordered appraisal for Valle Vista. (0.2) Cont work coordinating labor and moving for items held offsite incl discussion with contractors and vendors re same. (0.5) Continued coordination of the return of Cadillac, incl discussion with GM Financial re same. (0.2) Cont work on turning over control of Goldfinch, to landlord including discussion with K. Freitag and landlord and coordinating property review with auction company. (0.3) Cont work on the sale of 132 Keller incl review of appraisal, discussion with broker re transferring title and discussion with Atty Lorenzen re transaction addendum. (0.5) Coordinated upload of data to Casa Del Zorro data files. (0.3) Reviewed tax bill for 809 San Rafael and forwarded same. (0.1) Provided executed listing agreement to broker for Rancho Mirage and coordinated cleanup of property. (0.3) Cont work on ins policies, incl discussion with ins broker re updates to additional insured info, review of invoice for Liberty policy, update on the timing for Mandated alcohol server training, and reviewed update re reinstatement of property insurance for La Mesa, CA properties, conferred with K. Freitag re strategy for staffing levels on ins and reviewed EPLI coverage binder and coordinated payment and reviewed update from broker re vacant building coverage. (0.7) Cont work on sale of restaurant assets, incl discussion with brokers re follow up questions and cont research to same. (0.3)	3.4	G.Rodriguez	\$ 279.00	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
10/7/2019	Worked on vendor payables and merchant deposit reconciliations. (2.8)	2.8	L. Ryan	\$ 135.00	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/8/2019	Reviewed trademark counsel response on signage issue. (.2) Attended call re: winterization of D Street. (.6) Followed up with Wells Fargo. (.1) Followed up with insurance broker on updated additional insureds. (.1) Conferred with landlord in Mission Hills. (.4) Addressed numerous operational matters, including property management call, personal property assessments, vendor communications, landlord communications, payables review, insurance revisions needed due to closure and personal property relocations, P&L/old/new account reconciliation review, CDZ transition coordination, website updates, accounting task list, bank check, A/R, etc. (.4.1) Provided access to Flores for new accounts, provided gift card and other details to same. (1.2) Reviewed draft agreement for Andrea's Truffles. (.3) Researched liquor license brokers. (.2)	7.2	K. Freitag	\$ 315.00	\$ 2,268.00	\$ -	\$ 31.50	\$ -	\$ -	\$ 2,236.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Conducted and updated liquor/wine inventory. (2.5) Updated prospective buyer list; corresponded re same. (.5) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Corresponded with manufacturer re CBD product. (.2) Corresponded with J. Ripper re proof of insurance. (.2) Conferred and corresponded with E. Hughes re surf shop inventory. (.2) Corresponded with Atty Fates and P. Lewis re investor mailing list; updated same. (.6)	5.4	A. Herren	\$ 202.50	\$ 1,093.50	\$ -	\$ 283.50	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2019	Corresponded with investor re contact information; updated same. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
10/8/2019	Site visit to view 5 rental properties, swell coffee shop and the rental unit above patio express. (2.7) Reviewed update from SETEC re forensic image processing. (0.1) Reviewed updated prelim for 132 Keller and discussed lots split with title company and provided information to broker re same. (0.4) Continued work on insurance matters including discussion on the transfers of liquor to corporate office, and request to provide proof of insurance to lender. (0.2) Coordinated appraiser for Valle Vista home. (0.1) Continued efforts towards the sale of the Mission Beach rental units, including providing basic information requested by Atty Fates for the sale motion of the Lamont St, discussion with K. Freitag and Atty Fates re agreement to release escrow funds on the Thomas Street, and reviewed updates from listing broker. (1.1) Participated in a call with property mgr for La Mesa, properties. (0.6) Continued efforts towards the FF&E plan, including review of memo from K. Freitag re strategy, coordination with moving firm re same. (0.2)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ 27.90	\$ -	\$ -	\$ 1,478.70	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2019	Provide bank account accesses. (.4)	0.4	T. Hebrank	\$ 315.00	\$ 126.00	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/8/2019	Reconciled cash to turn over to Flores and reconciled cash on multiple closed locations. (4.2) Continued to work on creditor lists for restaurants and ANI. (4.0)	8.2	L. Ryan	\$ 135.00	\$ 1,107.00	\$ -	\$ -	\$ -	\$ -	\$ 1,107.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/9/2019	Reviewed and revised reply to CT objections to report and recommendation; conferred with Atty Fates re: same. (1.0) Reviewed correspondence re: Motion for Order in Aid. (.1) Reviewed and updated draft Motion for Lamont St. (.5) Reviewed entire list of domains to provide renewal directive. (1.4) Reviewed Swell IP information; reviewed engagement agreement. (.6) Downloaded additional D Street materials from GC. (.5) Downloaded CA Opportunity License Fund docs. (.2) Reviewed Cultivate history. (.4) Addressed various operations items, including cash management, vehicles, vendor issues, lender issues, POS, personal property clean-up and quotes, various property management items, menu updates, marketplace transition, appraisal access, prior severance issues, master utility account lists, former employee tenancies, etc. (5.4) Downloaded several subpoena productions (escrow companies and CalPrivate). (.6)	10.7	K. Freitag	\$ 315.00	\$ 3,370.50	\$ -	\$ 346.50	\$ -	\$ -	\$ 3,024.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/9/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with J. Bloom re appraisals for Surf Rider Ocean Beach and Swell Coffee Mission Beach. (1.5) Checked on Surf Rider Mission Beach and Bao Beach. (1.0) Processed bank deposits. (.8) Corresponded with manufacture re CBD product inventory; reviewed same; corresponded with K. Freitag re same. (.3) Corresponded with T. Askey and M. Tarahomy re D St notice. (.2)	4.6	A. Herren	\$ 202.50	\$ 931.50	\$ -	\$ 162.00	\$ -	\$ -	\$ 769.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/9/2019	Corresponded with numerous investors re case update; records request; potential assets and contact information; updated same; corresponded with K. Freitag re same. (.7)	0.7	A. Herren	\$ 135.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -
10/9/2019	Cont work on 301 D space, incl brief discussion with K. Freitag and Atty Fates re securing site, winterization and provided info from those discussions with ins broker to determine policy quote for vacant building. (0.3) Called restaurant plant vendor to provide service to living wall arrangement at locations. (0.1) Cont work on the management of the Rancho Mirage, including discussion re pool cleaning service. (0.2) Corresponded with property mgr re various decisions on new tenants and term of various below market leases and turnover of units. (0.4) Coordinated the appraisal for Valle Vista with appraiser and tenant and coordinated payment for same to ensure production of the appraisal. (0.4) Cont work coordinating labor and driver for the items held in storage (at various locations and with various points of contact) to corporate office. (1.7) Conferred with broker re sale of 132 Keller and request for price reduction, timeline for closing and discussions with escrow re updated paperwork. (0.8) Discussion with potential buyer of various restaurants and general discussion with K. Freitag re same strategy. (0.2) Cont work on the sale of the Mission Beach homes, incl discussion with property mgr re collection of personal items for GCC, review of Lamont St. sale motion, and discussion with broker re code violation at Brighton and disclosure to buyers. (1.5) Site visit to review redev site in La Mesa. (1.4)	7.0	G.Rodriguez	\$ 279.00	\$ 1,953.00	\$ -	\$ -	\$ -	\$ -	\$ 1,953.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/9/2019	Misc correspondence and review Wells Fargo correspondence. (.3)	0.3	T. Hebrank	\$ 315.00	\$ 94.50	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/9/2019	Worked with and supported accounting team with daily duties including vendor payables and cash reconciliation. (7.2) Met cleaners at Goldfinch to open restaurant. (.8)	8.0	L. Ryan	\$ 135.00	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ 1,080.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/10/2019	Reviewed updates to agreement on Andrea's Truffles. (.3) Attended conf. call with L. Finch re: audit status and tax return status. (.5) Reviewed and revised updated reply brief; conferred with Atty Fates and G. Rodriguez re: same. (2.0) Conferred with Att Fates re: C. Riharb post filing issue. (.4) Reviewed details of winterization revised quote and materials; approved same. (1.2) Researched lender data. (.8) Reviewed second amendment to lease draft. (.5) Conferred with liquor license counsel and team re: request to transfer inter entity; reviewed sales updates and various operations correspondence (e.g., menus). (.5) Coordinated and reviewed updates sales figures for all closures for insurance. (1.0) Conferred with L. Pimentel re: Tourmaline payment. (.1) Reviewed Keller correspondence. (.1) Reviewed LuvSurf historical financials. (.6) Reviewed Himmelberg documents (Valle Vista). (.6) Worked on updating cash flow projection. (1.8)	10.4	K. Freitag	\$ 315.00	\$ 3,276.00	\$ -	\$ 630.00	\$ -	\$ -	\$ 2,646.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/10/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met cleaners at Fireside; took photos post cleaning. (1.6) Scheduled call with CBD manufacturer. (.1) Updated liquor/wine inventory. (.7)	3.2	A. Herren	\$ 202.50	\$ 648.00	\$ -	\$ 162.00	\$ -	\$ -	\$ 486.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/10/2019	Corresponded with numerous investors re contact information and status of receivership. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -
10/10/2019	Began efforts towards the listing of various general commercial properties in the portfolio including discussion with broker re same. (0.1) Corresponded with property mgr re deed restrictions on Carmel by the Sea and plans for speaking to Water district attorney. (0.2) Brief review of insurance updates from J. Ripper. (0.1) Continued work on the sale of the Thomas St., including review of all documents in the transaction, further review of buyer requests for the addendum and discussion with Atty Lorenzen re revisions to same and discussion with buyer. (3.1) Continued discussions with K. Freitag and T. Edwards re potential sale of CBD product line. (0.2) Continued work on the sale of the 4205 Lamont, including coordinating de-staging of unit with broker and vendor, coordinating the legal notice with the Union Tribune and discussion with broker re timeline. (0.6) Reviewed brief update on domain name registrations from IT. (0.1) Reviewed winterization proposal details for Sacramento property. (0.1) Continued efforts towards the sale of the 132 Keller St including discussion with broker re transfer of title and discussion with Atty Lorenzen re same terms. (0.4) Continued efforts towards the sale of the Rancho Mirage, including discussion with outside broker re potential interest in the property and discussion with our broker re updates to the transaction, and review of the prelim. (0.5)	5.4	G.Rodriguez	\$ 279.00	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ 1,506.60	\$ -	\$ -	\$ -	\$ -	\$ -
10/10/2019	Met with cleaners at Goldfinch. (.7) Worked on Jacmar, Specialty Produce and other vendor reconciliations and updated Flores reconciliation. (6.8) Attended call with L. Finch re taxes. (.4) Reviewed cash activity, prepared and worked with Wells Fargo re unauthorized ACH forms. (1.9)	9.8	L. Ryan	\$ 135.00	\$ 1,323.00	\$ -	\$ 54.00	\$ -	\$ -	\$ 1,269.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/11/2019	Attended call with Hines Intersect re: draft amendment to agreement. (.8) Attended call with Atty Fates to discuss motion for Lamont and other note recovery. (.3) Conferred with Ricardo with CBD manufacturer in Colorado. (.5) Reviewed accounts payables and signed checks. (1.2) Met with Flores re: HR transition items. (1.4) Reviewed updated AXOS loan history (portfolio loan); attempted to reconcile same to company records. (1.2) Reviewed art gallery production. (.2) Met with Andrea to finalize documentation and transition. (.4) Prepared calculations; reviewed and signed Lamont Declaration. (.3) Reviewed various property management items. (.3) Reviewed Keller P&L. (.4) Dealt with fraudulent check issue (various calls with Wells Fargo, HR, L. Ryan) and various other operations matters. (.6) Reviewed Mission Beach lease records. (.8)	8.4	K. Freitag	\$ 315.00	\$ 2,646.00	\$ -	\$ -	\$ 220.50	\$ -	\$ 2,425.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/11/2019	Reviewed and distributed mail. (.4) Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met gardener at Goldfinch. (.6) Collected parking lots cash. (1.0) Conferred with K. Freitag and CBD manufacturer re product inventory and potential resale. (.4) Corresponded with tenant re lease; conferred with K. Freitag and G. Rodriguez re same. (.2) Corresponded with previous employee re termination of contract; corresponded with atty Fates re same; conferred. (.3) Corresponded with K. Freitag re insurance. (.1) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4)	3.8	A. Herren	\$ 202.50	\$ 769.50	\$ -	\$ 162.00	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/11/2019	Corresponded with investor re status of receivership and case updates. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
10/11/2019	Corresponded with broker re potential value for the 140 Keller St. (0.2) Continued work towards securing the appraisal for Valle Vista, including various discussions with the broker to coordinate site visit and payment. (0.3) Continued efforts towards the sale of the Thomas St, including review and revision to the PSA addendum and corresponded with buyer re same. (0.7) Continued work on the sale of the 132 Keller St, including review of the amendment to the PSA, and corresponded with broker re same. (0.6) Met with A. Davis re pickup of items pursuant to agreement. (0.5) Discussion with broker for Rancho Mirage re additional details on the overbid process and how to receive an offer. (0.3) Continued work on the listing/pricing for the restaurant properties, including discussion with brokers and provided additional direction re same. (0.4) Reviewed and revised gross rents schedule for vacation rentals to submit same to broker. (0.9) Continued work with property mgr re rents in portfolio, including analysis of comparable rents in Mission Beach, and discussion re rent increases in the portfolio, review of potential lease and termination letter and coordinated revisions to same with Atty Fates. (1.5) Continued work towards the sale of the Lamont including discussion with Atty Fates re timing for the legal notice and coordinating posting and discussion with broker re additional documents needed by escrow. (0.3)	5.7	G.Rodriguez	\$ 279.00	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ 1,590.30	\$ -	\$ -	\$ -	\$ -	\$ -
10/11/2019	Assist with banking access issues. (.4)	0.4	T. Hebrank	\$ 315.00	\$ 126.00	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/11/2019	Worked with and supported accounting team with daily duties including vendor payables, cash activity review and cash reconciliation for cash flow. (4.9) Conferred with Wells Fargo re checks clearing on Saska's. (.3)	5.2	L. Ryan	\$ 135.00	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/12/2019	Worked with team on various repair, vendor options and reviewed CRG Lamont team meeting summary. (.2) Conferred with insurance broker to clarify relocation of assets. (.1)	0.3	K. Freitag	\$ 315.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/12/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.5) Researched tenant lease; corresponded with G. Rodriguez re same. (.5) Updated liquor/wine inventory; corresponded with K. Freitag re same. (.6)	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/13/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/14/2019	Conferred with lender. (.1) Reviewed Cultivate letter from manufacturing facility. (.2) Reviewed and signed CDZ checks. (.3) Prepared review and package of D. Champion payments. (.5) Reviewed inventories for Goldfinch IT. (.2) Researched emails for various matters. (.4.5) Conferred re: various operations updates, vendor issues, landlord issues, BOE logins, flash, operating hours, etc. (1.0) Continued to coordinated consolidation of personal property. (.8) Researched JB Resources payments. (.2) Reviewed various correspondence re: IP; reviewed revisions to engagement. (.6) Forwarded numerous misc. investment documents to counsel. (.9)	9.3	K. Freitag	\$ 315.00	\$ 2,929.50	\$ -	\$ -	\$ 1,921.50	\$ -	\$ 1,008.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/14/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Checked entry keys at Goldfinch. (.6) Reviewed valuation letter from CBD manufacturer; corresponded with K. Freitag re same. (.2) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.5) Corresponded with K. Freitag re schedule with landlords to turnover keys for Washington. (.2)	1.9	A. Herren	\$ 202.50	\$ 384.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/14/2019	Corresponded with property mgr re termination of lease, lease addendum and changes to lease. (0.2) Reviewed BOV from Colliers and updated property analysis with information from same. (0.5) Discussion with potential buyer for corporate office re terms. (0.1) Discussion with Atty Fates re Lamont sale and coordinated escrow change to Lawyer's Title. (0.4) Continued efforts towards the sale of the Petaluma, CA, including review of revisions to the addendum, discussion with broker re same and review of contingency release for lot split and financing. (0.5) Reviewed offers for Brighton Ct and conferred with broker re same and prepared draft addendum for review by Atty Fates. (1.7) Continued efforts towards the closing of the Thomas St, including detailed discussion with buyer re terms of the amendment and review of buyer's revisions to same and discussion with broker re escrow cancellation. (1) Reviewed comparable sales for Valle Vista to confirm value of appraisal. (0.4)	4.8	G.Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ -
10/14/2019	Responded to vendor correspondence and reviewed payables for restaurants. (2.1)	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
10/15/2019	Reviewed various misc. investment documentation and potential recovery thereof; drafts of prior potential purchases. (3.7) Reviewed prior year property tax bills for MB. (.1) Attended call with Flores; reviewed old/new account reconciliation. (1.0) Attended call with T. Dobron re: third-party investment. (.8) Arranged for Andrea's retrieval of materials and document signing. (.1) Briefly reviewed life insurance policy information. (.2) Reviewed draft PSA for Pullman. (1.1) Conferred with G. Rodriguez re: business income worksheets. (.4) Dealt with operational matters including layoffs, cash management, vendors, lenders, personal property updates, flash (performance), manager, inventories, property management items, etc. (1.9)	9.3	K. Freitag	\$ 315.00	\$ 2,929.50	\$ -	\$ -	\$ 1,417.50	\$ -	\$ 1,512.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted and recorded parking lot cash. (2.5) Corresponded with E. Hughes re Home St. storage inventory. (.2)	3.1	A. Herren	\$ 202.50	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2019	Cont efforts towards sale of Thomas incl review of Addendum revisions from Atty Lorenzen and buyer and corresponded with buyer re final draft. (0.3) Reviewed lease addendum and provided same and commentary to property mgr re new lease. (0.3) Cont review of restaurant BOVs discussed sale strategy with K. Freitag, reviewed lease terms and discussed value of leased premises with broker. (1.0) Corresponded with escrow and broker re changes to escrow company for Lamont and Thomas and provided requested addtl info. (0.2) Corresponded with broker For Rancho Mirage re addendum to RPA and provided revisions to the same. (0.2) Cont efforts towards the sale of Brighton, incl discussion with the broker re strategy for sale and changes to RPA addendum. (0.9) Cont work towards the sale of the Thomas, incl discussion with Atty Lorenzen re changes to addendum. (0.2) Conferred with Mercedes Benz to provide copy of order and request copies of the lease docs. (0.3) Cont work on the ins matters, incl planning with K. Freitag, discussion with broker re vacant property and umbrella policy and discussion with M. Tarahomy re docs to be submitted for ins. (0.6) Reviewed and revised RPA addendum (for all residential property sales) and provided copy of same to listing broker. (0.3) Cont work to coordinate move-out of FF&E to the corp location. (0.2) Coordinated turnover of materials to A. Davis for Andrea's Truffles settlement. (0.4)	4.9	G.Rodriguez	\$ 279.00	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ 1,367.10	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2019	Misc operational correspondence (.3) Site Visit - sign checks (.7)	1.0	T. Hebrank	\$ 315.00	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ 315.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/15/2019	Worked with and supported accounting team with daily duties including vendor payables and cash reconciliation (9.2)	9.2	L. Ryan	\$ 135.00	\$ 1,242.00	\$ -	\$ -	\$ -	\$ -	\$ 1,242.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/16/2019	Physically retrieved Union Bank funds as required by UB; deposited same in Chase. (1.3) Met at Mission Bank Surf Rider with landlord. (2.1) Worked with Mona on Keller Street site visit preparation. (.8) Met with Eric and Brian on Marketplace wrap-up to do list. (1.2) Conferred with prospective buyer of Goldfinch. (.2) Reviewed joint motion to remove CDZ from receivership; conferred with counsel re: same. (.5) Reviewed and signed Brighton offer docs. (.2) Reviewed IRS audit correspondence. (.2) Reviewed various property management correspondence/matters. (.8) Coordinated space turnover. (.1) Addressed various operations matters, including SDG&E deposit bond, social media marketing, payables, etc. (1.4) Reviewed broker BOV. (.3)	9.1	K. Freitag	\$ 315.00	\$ 2,866.50	\$ -	\$ 567.00	\$ -	\$ -	\$ 2,299.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/16/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Deposited parking lot cash. (.6) Reviewed and updated liquor/wine inventory; corresponded with B. Young re same. (.2.8) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.6) Corresponded with K. Freitag re Himmelberg's loan. (.1) Scanned, archived and forwarded offers for Brighton Ct. (.2) Scanned and archived SDG&E bond; distributed via FedEx. (.4)	5.1	A. Herren	\$ 202.50	\$ 1,032.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 951.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/16/2019	Reviewed analysis for 3415 Mission Blvd, Unit C and corresponded with property mgr approving changes to lease terms and termination notices for the various tenants with sub-market rate rents. (.0.3) Corresponded with broker for Rancho Mirage re update on the property. (.0.1) Corresponded with broker with potential interest in leased space (Mission Beach Surfrider). (.0.1) Continued work on property insurance, including review of current Builder's Risk policy, discussion with broker re same and potential changes to existing policy and corresponded with K. Freitag re same. (.0.7) Corresponded with K. Freitag re value for Valle Vista. (.0.1) Met with contractor at 301 D location to discuss plans for securing and insurance policy. (.1.4) Continued coordination of the removal of equipment with vendor and E. Hughes. (.0.2) Continued efforts towards the sale of the Mission Beach properties, including review and approval of the revisions to RPA Addendum for Thomas St., reviewed documents provided by broker for Lamont St. and prepared a memo to escrow providing requested documents and providing case update and discussed update with Atty Fates and provided him requested marketing information to use for sale motion and coordinated counter offers for Brighton sale. (.1.2)	4.1	G.Rodriguez	\$ 279.00	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ 1,143.90	\$ -	\$ -	\$ -	\$ -	\$ -
10/16/2019	Worked with and supported accounting team with cash requirements and account payables for restaurants and properties. (.7.5)	7.5	L. Ryan	\$ 135.00	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ 1,012.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/17/2019	Thoroughly reviewed SunTrust matter and options for moving forward. (.3.3) Obtained cashier's checks for Southern Wine. (.5) Reviewed and followed up on credit card deposit transfers and reconciliation. (.4) Conferred with AXOS and Symetra; reviewed correspondence from SFG's counsel and NOD's from ANICO; reviewed loan files. (.2.7) Attended call re: Intersect. (.5) Audited Keller deposits. (.1.4) Followed up on reinstatement of policy. (.1) Reviewed and signed escrow cancellation docs. (.2) Reviewed and signed Brighton offer docs. (.2) Reviewed appraisals for FF&E at two locations (Bao, Goldfinch). (.4)	9.7	K. Freitag	\$ 315.00	\$ 3,055.50	\$ -	\$ -	\$ 1,039.50	\$ -	\$ 2,016.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/17/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Updated liquor/wine and wine inventory. (.2.0) Met with the landlords at Washington St. and Surf Life to turn over keys and do final photographic inventory; met with E. Hughes at Washington to pick up glass; conferred and corresponded with K. Freitag re same. (.1.6) Met with appraiser at Swell Mission Beach. (.1.0) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.6) Conferred with tenant at CoWork; conferred with K. Freitag re same. (.2)	5.9	A. Herren	\$ 202.50	\$ 1,194.75	\$ -	\$ 101.25	\$ -	\$ -	\$ 1,093.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/17/2019	Continued coordination of move out from various locations with vendor and staff. (0.2) Continued work on the builder's risk insurance policy, including review of new proposal, discussion with the broker and corresponded with K. Freitag re renewal quote. (0.5) Continued efforts towards the sale of the Petaluma, including discussion with broker re details of the buyer's title objections and provided guidance re same. (0.4) Provided additional information to broker re sale of the leased property at Mission Beach Surf Rider. (0.2) Reviewed detailed analysis of the potential for sale of the Mission Beach Surf Rider location. (0.2) Continued efforts towards the sale of the Mission Beach homes, including providing Atty Fates additional details on the offers received, reviewed updated counter offers for Brighton Ct, coordinated escrow transfer documents with buyer and seller, conferred with buyer's broker re update on motion for Court approval and prepared summary memo for K. Freitag with those same details, and requested the removal of staging furniture at Thomas St. (1.7)	3.2	G.Rodriguez	\$ 279.00	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ -
10/17/2019	Worked on Flores reconciliation, Amex reconciliation and researched and prepared Form 56. (7.7)	7.7	L. Ryan	\$ 135.00	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/18/2019	Worked on Axiom liquor license transfer introductions. (.1) Reviewed and prepared personal property analysis for Goldfinch for landlord negotiations. (1.2) Attended call re: insurance. (1.1) Reviewed payables and dealt with various vendor issues. (.8) Reviewed TREK documents. (1.0) Reviewed correspondence from tenant, investor attorney and other misc. (.2)	4.4	K. Freitag	\$ 315.00	\$ 1,386.00	\$ -	\$ -	\$ -	\$ -	\$ 1,386.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/18/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected parking lot cash. (1.0) Updated liquor/wine inventory. (.8) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.5)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/18/2019	Corresponded with numerous investors re status of receivership. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
10/18/2019	Continued work on the sale of the Mission Beach properties, including coordinating escrow cancellations. (0.4) Continued work on the sale of the 132 Keller sale including coordinated meeting with buyer and title company re remaining title matters and met with broker re tour of the property. (1.2) Continued work on insurance for 301 D, including review of the updated insurance policy for same and discussion with broker re same. (0.2) Onsite meeting with staff and tenants at 140 Keller St and meeting with broker to discuss valuation for the same and tour the property. (4.2)	6.0	G.Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/18/2019	Continued to work on Amex reconciliation and restaurant payables, petty cash reconciliations for restaurants and Marketplace, voided checks and Flores reconciliation. (3.4)	3.4	L. Ryan	\$ 135.00	\$ 459.00	\$ -	\$ -	\$ -	\$ -	\$ 459.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/19/2019	Worked on Flores transfer of funds at Wells Fargo for four stores and conferred re: vendor issues. (.6) Reviewed personal property values in the aggregate. (.2)	0.8	K. Freitag	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/19/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/19/2019	Updated credit card receipts for Flores reconciliation. (.7)	0.7	L. Ryan	\$ 135.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/20/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted and recorded parking lot cash. (.2.5)	2.9	A. Herren	\$ 202.50	\$ 587.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ -
10/21/2019	Finalized Flores transfer of funds at Wells and Chase; complete other transition documentation for Flores. (.5) Attended call with Goldfinch landlord. (.6) Attended call with AXOS bank representatives. (.8) Coordinated closing plan for and met team re: Aventine. (1.0) Reviewed various correspondence (Riharb, Talley, investor counsel, etc.) (.5) Reviewed original subpoena and prior case against CT. (.8) Addressed numerous operational items, including vehicle documents, POS billings, payables, vendors, HR matters, landlords, cash balances, flash reports, etc. (4.0) Worked on cash flow projection. (1.9)	10.1	K. Freitag	\$ 315.00	\$ 3,181.50	\$ -	\$ -	\$ -	\$ -	\$ 3,181.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/21/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.6) Met Eden at Home St. storage for inventory transport. (1.5) Updated liquor/wine inventory. (.6) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (1.5) Updated potential buyer and broker lists; corresponded re same. (.8)	5.0	A. Herren	\$ 202.50	\$ 1,012.50	\$ -	\$ 121.50	\$ -	\$ -	\$ 891.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/21/2019	Corresponded with numerous investors re status of receivership. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -
10/21/2019	Continued analysis of restaurant brokers and provided K. Freitag with information re same. (1.2) Corresponded with property mgr re rental cancellation and requested additional information re same. (0.1) Continued work coordinated the labor and moving vendors to remove items held in storage. (0.2) Continued work on coordinating business income review for insurance policy. (0.3) Participated in a conference call with buyer for 132 Keller St. and conferred with broker re strategy. (0.7) Reviewed proposal for insurance for vacant properties and conferred with K. Freitag re same. (0.4) Continued work on the sale of the Mission Beach homes, including discussion with buyer for Thomas St. re legal notice, and coordinated execution of acceptance for Brighton and coordinated payment for furniture at Lamont St. (1.3)	4.2	G.Rodriguez	\$ 279.00	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ 1,171.80	\$ -	\$ -	\$ -	\$ -	\$ -
10/21/2019	Conferred with S. Hoslett re Chicago Title documents. (.3) Reviewed and responded to emails from restaurant vendors. (.7)	1.0	L. Ryan	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/21/2019	Reviewed documents produced by Chicago Title for the 2019 years. Downloaded and worked on analysis of investor payments and deposits into Chicago Title accounts. (7.3)	7.3	S. Hoslett	\$ 292.50	\$ 2,135.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135.25
10/22/2019	Reviewed SEC subpoena response. (.6) Reviewed amendment to lease for Bella Pacific. (.2) Conferred with counsel re: Pullman agreement; conferred with J. McGrory re: Pullman and clawback; reviewed finder's fee agreements. (2.4) Conferred with Atty Fates and Zaro re: SunTrust, SFG, other. (1.8) Conferred with partners in SunTrust case. (1.2) Attended call with defendant and counsel. (.3) Briefly reviewed all real property original purchase closing stmts. (1.2) Reviewed BK docs. (.3) Reviewed updated 301D analysis. (1.0) Reviewed motion to intervene. (.4) Reviewed and signed third amendment to lease for reimb. (Intersect). (.7)	10.1	K. Freitag	\$ 315.00	\$ 3,181.50	\$ -	\$ 409.50	\$ -	\$ -	\$ 2,772.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/22/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (.4) Met with landlord and prospective tenant at Swell Coffee Del Mar. (2.0) Met gardener at Goldfinch and Fireside. (1.0) Deposited parking lot cash. (.6) Updated potential broker list; corresponded re same. (.8) Updated Hancock and liquor/wine inventory. (1.1) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Corresponded with Santiago re return of surfboard; conferred with K. Freitag re same. (.2) Met with E. Hughes to review Hancock storage inventory. (.5) Scheduled survey of CoWork and restaurant in Petaluma. (.3)	7.7	A. Herren	\$ 202.50	\$ 1,559.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 1,478.25	\$ -	\$ -	\$ -	\$ -	\$ -
10/22/2019	Participated in discussion with E. Hughes re sale of items and pathways for inventory of the items. (0.3) Reviewed follow up from T. Askey re pending extensions to approvals. (0.1) Continued work on the sale of the 132 Keller, including discussion with broker re cleared contingencies and coordinated addendum to sale and requested court motion for sale. (0.4) Participated in a conference call with Defendant and related counsel re updates on the sale of properties. (0.3) Continued work on the sale of the real estate assets, including revisions to restaurant analysis and discussion with K. Freitag re listing strategy. (1.5) Continued seeking appraiser for Valle Vista and corresponded with same re availability. (0.2) Continued work on the insurance for the Keller St properties, including coordinating a property insurance inspection with the broker. (0.2) Continued efforts towards the sales of the restaurants, including discussion with brokers and review of analysis with K. Freitag. (0.2) Continued efforts towards the sale of the Mission Beach homes, including discussion with broker of Thomas St. re timing for court filing and discussion with broker for Brighton Ct. re response to buyer re-backup offer. (0.2)	3.4	G.Rodriguez	\$ 279.00	\$ 948.60	\$ -	\$ 83.70	\$ -	\$ -	\$ 864.90	\$ -	\$ -	\$ -	\$ -	\$ -
10/22/2019	Researched life insurance policies and outstanding checks. (1.2)	1.2	L. Ryan	\$ 135.00	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ 162.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/22/2019	Continued review and analysis of Chicago Title production for 2019. (6.5)	6.5	S. Hoslett	\$ 292.50	\$ 1,901.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,901.25
10/23/2019	Met with prospective buyer of Goldfinch. (1.5) Attended third-party investment call (Trek). (.4) Attended call with counsel and First Choice Bank. (.6) Followed up with lender. (.4) Conferred with valuation specialist; reviewed market comps for multi-family; prepared calculations. (1.2) Reviewed Pullman additional documentation. (2.0) Reviewed subpoena tracking schedule. (.3) Worked on loan amortization schedules and master market value and loan (thus net asset value) analysis. (6.5) Researched email for various items. (1.5) Attended to operations. (.2)	14.6	K. Freitag	\$ 315.00	\$ 4,599.00	\$ -	\$ -	\$ 126.00	\$ -	\$ 4,473.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/23/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met cleaners at Bao Beach and Patio Express Mission Beach; took photographs. (1.5) Met gardener at Goldfinch (.6) . Met K. Freitag and potential tenant at Goldfinch. (1.0) Met B. LeGrange with vehicle keys. (.4) Corresponded with K. Freitag and L. Ryan re rejected employee check. (.2)	4.1	A. Herren	\$ 202.50	\$ 830.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 749.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/23/2019	Reviewed update from City of La Mesa re entitlements for 7571 University Ave construction. (0.1) Continued work on the sale of the 132 Keller St. including further coordination of the sale motion, review of invoices for lot split and coordinated response to same vendor. (0.3) Coordinated copy of server files to SEC. (0.2)	0.6	G.Rodriguez	\$ 279.00	\$ 167.40	\$ -	\$ -	\$ -	\$ -	\$ 167.40	\$ -	\$ -	\$ -	\$ -	\$ -
10/23/2019	Provide QB access (.3)	0.3	T. Hebrank	\$ 315.00	\$ 94.50	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/23/2019	Worked with and supported accounting team with vendor payments, updating cash activity and bank reconciliations. (9.5) Began to research QuickBooks files and reports with S. Hoslett for investor information. (1.0)	10.5	L. Ryan	\$ 135.00	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ 1,417.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/23/2019	Reviewed ANI emails, download various ABC license listings. Searched ANI records for various investor information including investor spreadsheets. (7.5)	7.5	S. Hoslett	\$ 292.50	\$ 2,193.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,193.75
10/24/2019	Met with Goldfinch landlord representatives. (1.0) Updated personal property equipment schedule. (.2) Researched life insurance policy details. (1.0) Met with G. Rodriguez re: property manager resignation. (.8) Reviewed Ovation complaint; researched items. (1.0) Reviewed and signed addendum to lease (J. Hanson). (.4) Reviewed draft demand letter for JB; conferred with Atty Fates re: same. (.3) Reviewed mechanic's lien documents (Keller); conferred with counsel re: same. (.7) Reviewed PR proposal. (.2) Conferred with merchandise sale pricing and marketing. (.6) Sent draft PSA to buyer (Pullman). (.2) Worked on review of and update to insurance coverages needed (due to termination notice). (2.2) Attended to operations needs. (1.5)	10.1	K. Freitag	\$ 315.00	\$ 3,181.50	\$ -	\$ 315.00	\$ -	\$ -	\$ 2,866.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/24/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.2) Conferred with J. Hillard re schedule to appraise Hancock building. (.1) Revised surf shop inventory; forwarded same to E. Hughes. (.5) Corresponded with Atty Zaro re inspection Corresponded re contact for survey of Petaluma CoWork and restaurant. (.3) Conferred and corresponded with Select Mailing re distribution of vendor notification letter. (.5)	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 324.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/24/2019	Met with property manager to discuss transition and discussed changes with K. Freitag. (0.8) Conferred with vendor re for the Mortgage Office software re access to the system and coordinated preservation letter with Atty Fates. (0.4) Continued work to resolve leases for various vehicles owned and leased. (0.2) Continued efforts towards the sale of Mission Beach homes, including discussion with broker re update on the same, discussion with atty Fates re timeline for sale motion on Thomas St. and discussion with escrow re timing of the approval of trust documents for Thomas St. (0.2) Conferred with Atty Fates re sale process for 132 Keller and requested guidance on threatened foreclosure by contractor and provided information relevant to begin sale motion for the property. (1.4)	3.0	G.Rodriguez	\$ 279.00	\$ 837.00	\$ -	\$ -	\$ 111.60	\$ -	\$ 725.40	\$ -	\$ -	\$ -	\$ -	\$ -
10/24/2019	Continued to review and prepare reports from OQB for S. Hoslett. (1.0). Worked with accounting staff on accounts payable, cash requirements and bank reconciliations. (7.8)	8.8	L. Ryan	\$ 135.00	\$ 1,188.00	\$ -	\$ -	\$ -	\$ -	\$ 1,188.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/24/2019	Continued review of ANI emails and investor activity spreadsheets, investor agreements and various entity financial statements. Reviewed Chicago Title complaint. (7.0)	7.0	S. Hoslett	\$ 292.50	\$ 2,047.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,047.50

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/25/2019	Attended call with liquor license counsel. (.3) Obtained mechanic's lienholder noticing of receivership documentation. (.2) Managed through paycheck issue (banks not honoring). (.2.0)	2.5	K. Freitag	\$ 315.00	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ 787.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/25/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected parking lots cash. (1.0) Met landlords at Bao Beach to show prospective tenants. (1.8) Updated liquor/wine/wine inventory from Aventine. (.6) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.7) Corresponded with Select Mailing re distribution of vendor notification letter. (.4)	4.9	A. Herren	\$ 202.50	\$ 992.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 911.25	\$ -	\$ -	\$ -	\$ -	\$ -
10/25/2019	Corresponded with numerous investors re update of contact information, status of receivership and case update. (.6)	0.6	A. Herren	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -
10/25/2019	Conferred with T.Askryn re changes in responsibility for property management. (0.5) Reviewed correspondence re: potential moisture problem at 4030 Randolph and approved vendor to review the property. (0.2) Continued work on resolving access to the Mortgage Office software, including discussions with Atty Fates, Aspis and Cohen and COO of Absolute Business Software and began review of files. (1.1) Coordinated confidentiality agreement for potential Buyer/Broker for various assets. (0.4) Continued efforts towards the sale of the Rancho Mirage home, including discussion with broker re approvals to sell home inventory and packing up personal belongings of defendant. (0.2) Continued efforts towards the sale of the Mission Beach homes, including discussion with buyer for Lamont condo and update to buyer on Thomas St. (0.2) Continued work with M. Tarahomy re preparation of insurance mandated financial forecasting and reviewed updates from broker re instructions for the same, reviewed completed statements and coordinated execution of the same. (0.7) Discussion with IT and forensic accountant re data located on network pertaining to forensic accounting work. (0.5) Coordinated removal of personal items at Brighton Ct. with property manager. (1.2)	5.0	G.Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ 139.50	\$ 306.90	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
10/25/2019	Troubleshoot payroll and Paycom issues with check run and reconciled paychecks. (4.6) Worked on Flores and ANI payables review. (2.4)	7.0	L. Ryan	\$ 135.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/25/2019	Worked on forensic accounting outline and potential testing procedures. Tested 2019 Chicago Title investor payments. (6.0)	6.0	S. Hoslett	\$ 292.50	\$ 1,755.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,755.00
10/26/2019	Sent document file to D. McCleve for analysis assistance. (.2) Reviewed personal property lists. (.2)	0.4	K. Freitag	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/26/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10/26/2019	Reviewed PDF investor files and convert to Excel for analysis. (0.6)	0.6	S. Hoslett	\$ 292.50	\$ 175.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175.50
10/27/2019	Conferred with H. Rossi and D. Cohn re: various restaurant vendor and petty cash matters. (.2)	0.2	K. Freitag	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/27/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/28/2019	Reviewed and responded to numerous correspondence from prior day. (.7) Reviewed TOT audit findings; responded to same. (.6) Reviewed trademark assignment document. (.2) Conferred with Atty Zaro re: Ovation case and investor communication. (.5) Conferred with B. Stacy and Atty Jenkins re: SunTrust litigation. (.3) Worked on review of business income worksheets. (.9) Spoke with Talley re: tax returns. (.2) Spoke with Snowy Pine re: SunTrust litigation (.3) Conferred with G. Rodriguez re: various (title in Michigan, MBSR, Valle Vista, etc.). (.7) Attended call with tax accountants. (.3) Prepared Cultivate correspondence. (.3) Reviewed payables. (.4) Worked on liquor license transfer schedule; sent same to operations for designation of transferee. (1.1) Met on property management matters; reviewed comp information. (.8)	7.3	K. Freitag	\$ 315.00	\$ 2,299.50	\$ -	\$ -	\$ -	\$ -	\$ 2,299.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/28/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met E. Hughes at Fireside. (.5) Collected, counted, recorded and deposited parking lots, Randolph laundry, Aventine closeout cash and additional deposits. (.4.0) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Corresponded with E. Hughes and West Air re canister pick up at Goldfinch. (.2) Reviewed and approved vendor notification letter for distribution. (.2) Scheduled survey of Petaluma CoWork and restaurant with Regional Reporting. (.3)	6.0	A. Herren	\$ 202.50	\$ 1,215.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 1,134.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/28/2019	Followed up with co-work space items requested from manager. (0.1) Continued work on the review of the Mortgage Office investor database for Merit Financial investors. (0.8) Reviewed information related to surety bond for CA Opportunity License fund and provided guidance to K. Freitag re CFL license. (0.3) Worked with K. Freitag and M. Tarahomy to revise the business income worksheets for insurance. (0.4) Reviewed vehicle details and corresponded with Mercedes Benz re return of two of the three vehicles. (1) Continued efforts towards the sale of the Mission Beach homes, including discussion with broker re transfer of sale to an entity and giving description for the same. (0.2) Corresponded with broker for 132 Keller re listing agreement and other information needed for court approval, discussion with broker re transfer of transaction to an entity, and discussion with Atty Fates re mechanics lien. (0.4) Coordinated movers with outside vendors. (0.2) Continued work on the sale of the Rancho Mirage home, including discussion with the broker re questions on overbidding process, and detailed review of offer and discussion with broker and K. Freitag re strategy for response. (0.6)	4.0	G.Rodriguez	\$ 279.00	\$ 1,116.00	\$ -	\$ -	\$ 223.20	\$ -	\$ 892.80	\$ -	\$ -	\$ -	\$ -	\$ -
10/28/2019	Worked on multiple payroll reissues, prepared stop payments and reconciled payroll registers. (4.2) Corresponded multiple times with Union Bank re accounts and access to same. (.5) Worked on restaurants payable review and research. (2.9)	7.6	L. Ryan	\$ 135.00	\$ 1,026.00	\$ -	\$ -	\$ -	\$ -	\$ 1,026.00	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
10/29/2019	Met with PM team to discuss manager transition and action items on each property. (1.3) Attended call with C. Grant re: life insurance policies. (1.0) Attended call with S. Thomas at Marsh re: insurance updates; updated receiver's broker list of coverages to prepare to bind; reviewed/signed business income worksheets. (2.7) Reviewed response to motion to intervene; conferred with counsel re: same. (1.2) Conferred with Atty Fates re: numerous matters, including proposed motions for approval to sell personal property, real property offers, etc. (.7) Reviewed and signed disclosures for Brighton, counter for Rancho Mirage. (.2) Reviewed and approved payables, signed checks. (.8) Reviewed email for correspondence re: liens. (.3) Conferred with Flower Hill landlord (various). (.4) Reviewed draft motion for Keller sale. (.4) Reviewed Chicago Title request for documents. (.3) Reviewed A/R. (.2) Reviewed SEC's opposition to Motion to Intervene. (.3) Reviewed D Street letter of interest; followed up on same. (.3) Attended to various operations and personal property consolidation matters. (1.0)	11.1	K. Freitag	\$ 315.00	\$ 3,496.50	\$ -	\$ 567.00	\$ -	\$ -	\$ 2,929.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/29/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with J. Hillard re insurance inspection at Hancock S Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.7) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (1.0) Processed bank deposits. (.6) Confirmed scheduling of survey of Petaluma CoWork and restaurant with Regional Reporting. (.2) Confirmed distribution of vendor notification letter. (.2)	3.1	A. Herren	\$ 202.50	\$ 627.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/29/2019	Corresponded with investor re notification letter. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
10/29/2019	Continued review of property insurance and corresponded (various) with broker to revise quote on GL and property insurance. (0.5) Continued work on the sale of the Mission Beach properties, including various discussions with broker and buyers re title matters related to Thomas St. property, coordinated disclosures for Brighton. (0.7) Continued work on reviewing the investor database, including discussion with vendor re password changes and resolution of access to same for S. Hoslett. (0.6) Continued efforts towards the sale of the Rancho Mirage, including revising the addendum to PSA, discussion with broker re terms of the counteroffer and coordinating execution of the same. (0.7) Continued work coordinating labor and truck vendor to move FF&E throughout the various locations. (0.4) Meeting with property management staff re transition to new employee and status update on various changes. (1.3)	4.2	G.Rodriguez	\$ 279.00	\$ 1,171.80	\$ -	\$ -	\$ 167.40	\$ -	\$ 1,004.40	\$ -	\$ -	\$ -	\$ -	\$ -
10/29/2019	Researched and reconciled Marketplace and Saska's payroll and reconciled bank accounts for same. (5.6) Researched and reviewed TOT calculations with B. Young. (1.3)	6.9	L. Ryan	\$ 135.00	\$ 931.50	\$ -	\$ -	\$ -	\$ -	\$ 931.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/29/2019	Continued testing of the 2019 Chicago Title investor activity. (7.2)	7.2	S. Hoslett	\$ 292.50	\$ 2,106.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,106.00

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/30/2019	Reviewed updated subpoena; conferred with counsel re: same. (.5) Reviewed CalPrivate Bank analysis. (1.0) Reviewed payables. (.6) Coordinated Goldfinch access. (.2) Reviewed lot split documentation (Keller). (.6) Prepared calculations; reviewed and revised Keller sale motion and declaration. (1.3) Followed up on numerous items with liquor license counsel. (.6) Finalized and sent liquor transfer request to counsel. (1.0) Prepared agenda for Cohn, Flores, ANI meeting; conferred with ops re: same. (1.2) Signed liquor license application for withdrawal. (.2) Began review of documents provided by Atty Lance. (.7) Followed up on IT contract status. (.1) Reviewed broker data on restaurants; conferred with G. Rodriguez re: sale strategy. (.6) Attended to operations, performance review. (1.0)	9.6	K. Freitag	\$ 315.00	\$ 3,024.00	\$ -	\$ 472.50	\$ -	\$ -	\$ 2,551.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/30/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.6) Met with landlords and real estate agent re maintenance and prospective tenant's viewing. (4.2) Conferred with E. Hughes re West Air canister pickup. (.2) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.2) Conferred and corresponded with Johnson Controls and B. Young re fire system contract and phone line; researched same. (.5) Corresponded with cleaners re directions to Swell Del Mar. (.2)	5.9	A. Herren	\$ 202.50	\$ 1,194.75	\$ -	\$ 121.50	\$ -	\$ -	\$ 1,073.25	\$ -	\$ -	\$ -	\$ -	\$ -
10/30/2019	Cont work towards the sale of the Valle Vista incl research and coordinating appraisal for same. (0.3) Cont work on the sale of Rancho Mirage incl discussion with broker re value of the golf cart, and discussion with HOA re access to the property and info needed to pay. (0.4) Continued work on the sale of the Mission Beach properties, including discussion with escrow re escrow timing on sale of Brighton, discussion with Title, Atty Fates and K. Freitag re trust documentation needed for closing on Thomas St. and coordinated termination of old escrow contact with Elite Escrow on Thomas. (1) Cont work towards the disposition of the Petaluma properties, including review and revision of the sale motion, various discussions with broker re details of the transaction and discussions with K. Freitag re same and began coordinating legal notice in the local newspaper. (1.6) Coordinated removal of defendant's personal property from the Brighton. (0.3) Reviewed LOI for 301 D project and began review of broker contacts provided by Tri-Corp. (0.2) Corresponded with forensic IT vendor re data backup for SEC review. (0.2) Continued work on the sale of the restaurants, including discussion with K. Freitag re strategy and correspondence with brokers re details of the same. (0.7) Worked with property mgrs to transition new manager including discussion of property status, open tenant matters and plans for site visits. (1.3)	6.0	G.Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ 55.80	\$ -	\$ -	\$ 1,618.20	\$ -	\$ -	\$ -	\$ -	\$ -
10/30/2019	Continued to reconcile payroll and corresponded with Chase re same. (2.2) Continued to work with staff on ANI and restaurant account payables and cash activity. (3.7)	5.9	L. Ryan	\$ 135.00	\$ 796.50	\$ -	\$ -	\$ -	\$ -	\$ 796.50	\$ -	\$ -	\$ -	\$ -	\$ -
10/30/2019	Worked on CA Opportunity fund investor testing. Reviewed Chicago Title subpoena. (5.5)	5.5	S. Hoslett	\$ 292.50	\$ 1,608.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,608.75

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
10/31/2019	Call with Lorraine. (.1) Prepared for and attended meeting with Flores, Cohn, Restaurant team to discuss transition and procedures moving forward. (2.4) Call with liquor license atty; conferred with liquor license broker. (.5) Reviewed Thomas Ave. draft Motion. (.4) Reviewed Bandini transaction materials. (.6) Attended call with defendant and counsel. (.2) Reviewed Atty Lance transaction materials. (1.6) Reviewed weatherization pics and processed invoice for payment. (.5) Reviewed insurance replacement coverage information. (.6) Reviewed trademark assignment document. (.3) Reviewed and signed TOT tax docs. (.2) Reviewed and met with G. Rodriguez on restaurant sales. (.6) Attended to numerous operations items, including vendors, cash flow, personnel, landlords, menus, etc. (3.0)	11.0	K. Freitag	\$ 315.00	\$ 3,465.00	\$ -	\$ -	\$ 189.00	\$ -	\$ 3,276.00	\$ -	\$ -	\$ -	\$ -	\$ -
10/31/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited parking lot cash. (2.5) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Corresponded with K. Freitag re tenant eviction notice. (.1) Conferred and corresponded with Johnson Controls re status of service agreement and phone line inspection. (.4) Corresponded with art appraiser re artwork value. (.4) Corresponded with G. Rodriguez re insurance documents. (.1)	4.3	A. Herren	\$ 202.50	\$ 870.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 789.75	\$ -	\$ -	\$ -	\$ -	\$ -
10/31/2019	Corresponded with numerous investors re status of hearing, receivership and contact information. (.7)	0.7	A. Herren	\$ 135.00	\$ 94.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94.50	\$ -	\$ -	\$ -	\$ -
10/31/2019	Reviewed qualification email from potential buyer for the 301 D. Street. (0.2) Discussed restaurant brokers and prepared recommendation memo to K. Freitag. (0.6) Continued work towards the sale of the Brighton, including review of buyer's escrow extension. (0.3) Reviewed and revised court approval motion for Thomas St.. (0.7) Coordinated appraisal for Valle Vista property. (0.1) Reviewed insurance proposal for property coverage on vacant buildings and additional liability coverage. (0.2) Conferred with property mgr re status of the rental units and update from same re changes to lease rates. (0.4) Corresponded with broker re sale of 140 Keller Street and terms of the listing agreement. (0.2) Continued work on the sale of the Rancho Mirage, including discussion with HOA management re access to the property. (0.1) Continued work on the sale of the 132 Keller, including review and approval of legal notice, review of proposed order and forwarded same to title company for review and conferred with Atty Fates re filing strategy. (0.5)	3.3	G.Rodriguez	\$ 279.00	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ 920.70	\$ -	\$ -	\$ -	\$ -	\$ -
10/31/2019	Worked on filing BOE payments online. (1.5) Worked with and supported accounting team with payroll reconciliation, payables, cash activity and updated credit card receipts on Flores reconciliation. (4.2)	5.7	L. Ryan	\$ 135.00	\$ 769.50	\$ -	\$ -	\$ -	\$ -	\$ 769.50	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/1/2019	Reviewed and prepared Thomas St. Loan analysis and Motion revisions. (1.2) Finalized initial Bandini forensic analysis for counsel (with supporting documents). (1.6) Prepared and delivered Flower Hill lease termination and keys. (1.3) Reviewed and signed Andrea's IP assignment. (3) Began to review historical amortization/application of funds for AXOS portfolio loan. (2.4) Conferred with liquor license broker re: Chicken Pharm and other. (6) Reviewed and signed payables, including CDZ. (1.4) Conferred with counsel re: Bandini, Patio 101, other. (4) Reviewed restaurant broker analysis and qualifications. (1.0) Prepared Fireside draft termination notice. (3) Conferred with D. Street GC. (3) Finalized restaurant operations transition follow-up. (5)	11.3	K. Freitag	\$ 315.00	\$ 3,559.50	\$ -	\$ -	\$ 504.00	\$ -	\$ 3,055.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/1/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (4) Met with property management, prospective tenants; real estate agent; HVAC maintenance; refrigeration maintenance and fire system inspection at Goldfinch. (3.6) Corresponded with tenant re eviction notice. (1) Conferred with IT re Goldfinch media panel access code. (2)	4.3	A. Herren	\$ 202.50	\$ 870.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 789.75	\$ -	\$ -	\$ -	\$ -	\$ -
11/1/2019	Continued work on the sale of the Mission Beach homes, including discussion with Atty Zaro and K. Freitag re sale motion and provided broker with signed escrow extension and addendum and corresponded with buyer re Thomas. (0.6) Continued work with property mgr re open matters including Randolph Street apartments and tenant termination letters, meeting with tenant, review of lease for terminated tenant and approved advertisement of various units. (2.7) Continued work towards the sale of the restaurants, including discussion with Atty Zaro and K. Freitag re recommendation and discussion and email with brokers re same. (1.4)	4.7	G.Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -
11/1/2019	Set up users with Chase. (3) Reviewed and processed mail. (2)	0.5	T. Hebrank	\$ 315.00	\$ 157.50	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/1/2019	Worked on accounts payable, cash flow update, bank reconciliation, Flores reconciliation and reconciling Amex charges. (8.2)	8.2	L. Ryan	\$ 135.00	\$ 1,107.00	\$ -	\$ -	\$ -	\$ -	\$ 1,107.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/2/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/2/2019	Conferred with broker for Carmel by the Sea re overbidding process. (0.2)	0.2	G.Rodriguez	\$ 279.00	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ 55.80	\$ -	\$ -	\$ -	\$ -	\$ -
11/3/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/3/2019	Corresponded with numerous investors re status of hearing, receivership and contact information. (6)	0.6	A. Herren	\$ 135.00	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -
11/3/2019	Worked on testing 2019 investor transactions. (8.7)	8.7	S. Hoslett	\$ 292.50	\$ 2,544.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,544.75
11/4/2019	Reviewed and signed contract documents for Rancho Mirage and Brighton Ct. (8) Reviewed FAQ correspondence from investors thus far. (1.0) Researched J. Lance payments. (7) Conferred with counsel re: lease issues. (5) Prepared for and attended call re: Bandini property. (6) Conferred re: Pullman analysis. (1) Dealt with numerous operational matters, including vendors, payables, cash flow, insurance, flash, banking, utility bond, mechanic's liens, etc. (6.7)	10.4	K. Freitag	\$ 315.00	\$ 3,276.00	\$ -	\$ -	\$ 189.00	\$ -	\$ 2,772.00	\$ 315.00	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/4/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.6) Corresponded with E. Hughes re gas leak and landlord contact at Fireside. (.3) Corresponded with L. Ryan re Luv Surf tax. (.1) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Prepared investor FAQs; corresponded with K. Freitag re same. (.5) Corresponded with K. Freitag re estimate value of artwork from appraiser. (.2) Researched tenant notices to vacate; corresponded with T. Askey re same. (.6) Reviewed and updated investor contact list; corresponded with K. Freitag re same. (.1.7)	4.4	A. Herren	\$ 202.50	\$ 891.00	\$ -	\$ 465.75	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2019	Corresponded with numerous investors re notification letter; status of receivership and contact information. (1.0)	1.0	A. Herren	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -
11/4/2019	Reviewed listing agreement for Colliers. (1.6) Updated investor contact information to email system. (0.3) Began monthly case update. (1.3) Continued work with property mgr re various tenant discussions on Randolph St. and discussion over vacation rental policies. (0.1) Reviewed Rancho Mirage executed counteroffer, coordinated execution of missing document and corresponded with broker re same. (0.4) Continued work on the sale of the Mission Beach homes, including review of the amortization tables prepared by K. Freitag, review of updated motion for sale approval for Thomas St. and provided additional documents requested, review and coordinated execution of new offer on Brighton Ct, reviewed updated proof of funds for same transaction. (0.6)	4.3	G.Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ 83.70	\$ -	\$ 362.70	\$ 753.30	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2019	Assisted with returned checks and bank info. (.2)	0.2	T. Hebrank	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2019	Worked with and supported accounting team with daily duties including vendor payables, Flores reconciliation, Chase check research, complete bank account list and researched access to QuickBooks. (7.1)	7.1	L. Ryan	\$ 135.00	\$ 958.50	\$ -	\$ -	\$ -	\$ -	\$ 958.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/4/2019	Reviewed and organized tax returns for numerous entities and years. Search ANI database for additional tax returns. (3.2) Continued work on testing 2019 investor transactions. (4.3)	7.5	S. Hoslett	\$ 292.50	\$ 2,193.75	\$ -	\$ 936.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,257.75
11/5/2019	Attended call with Pacific Premiere Bank. (.2) Attended call with Symatra. (.1) Met with Bao landlords. (.4) Conferred with liquor license broker. (.1) Conferred re: Pullman. (.1) Conferred with insurance re: various. (.3) Reviewed notice to M. Ferguson re: note payment demand. (.2) Researched misc. investments; conferred with counsel re: same. (1.4) Reviewed Fox term draft; conferred with counsel re: same. (.6) Worked on review of personal property inventories. (2.7) Conferred re: sale of coffee beans. (.2) Coordinated website posts. (.1) Researched organizational documents for Pullman. (.6)	7.0	K. Freitag	\$ 315.00	\$ 2,205.00	\$ -	\$ 31.50	\$ 441.00	\$ -	\$ 1,732.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/5/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Updated prospective buyer list; corresponded with prospective buyers re timing and status of contact re sales. (.5) Processed change of mailing address for vacation rental office. (.2) Updated prospective broker list; conferred and corresponded with numerous brokers re status of receivership. (.4) Processed bank deposits. (.6) Corresponded with numerous vendors re accounts payable; vendor notification letter and court order. (1.2) Corresponded with L. Ryan re reissue of employee check. (.2)	3.5	A. Herren	\$ 202.50	\$ 708.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 627.75	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/5/2019	Continued work on the monthly report. (1.9) Reviewed various responses to Receiver's motion in Aid of Receiver. (0.2) Coordinated appraisal for Valle Vista and met appraiser at site and provided additional requested information re improvements to the property. (1.0) Continued efforts towards the sale of the Mission Beach homes, including discussion with buyer's broker for Lamont re status of overbidding. (0.2) Added additional investors to mailing list. (0.1) Continued work with property mgr to resolve tenant dispute. (1.4)	4.8	G.Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ 83.70	\$ -	\$ 530.10	\$ 725.40	\$ -	\$ -	\$ -	\$ -	\$ -
11/5/2019	Made bank deposits, worked on Flores reconciliation, corresponded with Chase rep re activity, researched Amex deposit refund and Amex check received. (4.2)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/5/2019	Reviewed and worked on summary of Cal Private Bank activity. (2.0)	2.0	S. Hoslett	\$ 292.50	\$ 585.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 585.00
11/6/2019	Reviewed updated insurance quotes and coverage details from T. Cady (for required removals from Marsh); met with Marsh to walk through updates and status of replacement coverage for vacancies; updated schedule and sent same to Marsh. (3.7) Worked on finalizing amortization schedules, loan payment and cash flow projection analysis. (4.7) Handled various operations items, including payables, vendor issues, hiring, social media push, etc. (.7) Conferred with various re: the Intersect transition (liquor license, etc.). (.6)	9.7	K. Freitag	\$ 315.00	\$ 3,055.50	\$ -	\$ -	\$ -	\$ -	\$ 3,055.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/6/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with Cosco at Himmelberg's for fire system safety inspection. (.8) Conducted inventory of kegs at Goldfinch; troubleshot the media system; conferred with E. Hughes re same. (.9) Scanned and archived Saska's and Surf Rider La Mesa liquor/wine licenses; updated spreadsheet re same. (.4) Process bank deposits at Chase. (.4) Corresponded with former employee re reissue of payroll check; conferred with L. Ryan re same. (.3) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Corresponded with J. McFaul re Holiday Bowl suite; reviewed agreement; corresponded with J. Pastore re same. (.6) Corresponded with FSE re auction inventory in storage. (.2)	4.4	A. Herren	\$ 202.50	\$ 891.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 810.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/6/2019	Corresponded with numerous investors re status of receivership and contact information. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -
11/6/2019	Corresponded with broker for the Mission Beach homes re status of the sales. (0.1) Corresponded with Atty Bahr re surrender of vehicles. (0.1) Review and analysis with K. Freitag re cross collateralized loan for vacation rentals, including discussion with Atty Zaro re same. (0.4) Continued revisions to monthly case update. (0.6) Surveyed rental market in Mission beach to determine appropriate leasing rate for potential tenant. (0.5) Continued work with property mgr re tenant termination and appropriate servicing of their lease and prepared 3-day notice to pay rent and coordinated with property mgr on appropriate procedures for serving the same. (2.3) Participated in a meeting with insurance broker re umbrella policy and property insurance for vacant lot and reviewed revised policy proposal and coordinated binding of the same. (0.8) Conferred with potential buyer of Rancho Mirage home re overbidding process. (0.5)	5.3	G.Rodriguez	\$ 279.00	\$ 1,478.70	\$ -	\$ -	\$ -	\$ 167.40	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/6/2019	Worked on accounts payables, Flores reconciliation and Marketplace payroll research. (5.8)	5.8	L. Ryan	\$ 135.00	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ 783.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/7/2019	Met with PM to discuss market research on vacation rentals and standard accounting procedures. (.2) Worked on monthly update for investors. (.2.4) Researched Cultivate history and product inventory; conferred re: same. (.6) Attended call with liquor license counsel. (.2) Conferred with team re: various payables matters. (.2) Signed NDA. (.1)	3.7	K. Freitag	\$ 315.00	\$ 1,165.50	\$ -	\$ -	\$ -	\$ 756.00	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/7/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met gardener at Goldfinch; troubleshot media panel; collected wireless router for return. (1.5) Reviewed property tax spreadsheet; updated county contact information. (.6) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (.4) Collected, counted, recorded and deposited parking lots cash. (2.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (2.0)	7.3	A. Herren	\$ 202.50	\$ 1,478.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 1,397.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/7/2019	Corresponded with investor re status of claims process. (.1)	0.1	A. Herren	\$ 135.00	\$ 13.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.50	\$ -	\$ -	\$ -	\$ -
11/7/2019	Continued work towards the sale of the Rancho Mirage home, including discussion with broker and buyer re cancellation of PSA. (0.4) Continued work on the return of leased vehicles to owners. (1.4) Conferred with IT re providing support for restaurants after hours. (0.2) Continued revisions to Collier's listing agreement and forwarded same to Atty Fates for review and began same review for Next Wave listing agreements. (2.4) Continued efforts towards the sale of the Carmel by the Sea including review of documents related to the water rights at the property. (0.1)	4.5	G. Rodriguez	\$ 279.00	\$ 1,255.50	\$ -	\$ -	\$ -	\$ -	\$ 1,255.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/7/2019	Worked on payroll reconciliation, updated cash flow and updated outstanding checks. (4.8) Received and reviewed subpoenas; logged and reconciled to bank log and conferred with S. Hoslett re same. (3.0)	7.8	L. Ryan	\$ 135.00	\$ 1,053.00	\$ -	\$ 405.00	\$ -	\$ -	\$ 648.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/7/2019	Worked on testing of Cal Private bank analysis, reviewed Cal Private bank document production. (7.5)	7.5	S. Hoslett	\$ 292.50	\$ 2,193.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,193.75
11/8/2019	Reviewed accounts payable. (.3) Worked on drafting of reply to oppositions for order in aid. (1.5) Worked on revisions to monthly report to investors. (3.0) Reviewed and analyzed coffee offer. (.5) Reviewed and signed Colliers engagement. (.2) Coordinated doc for posting. (.1) Reviewed amendments on Pullman; forwarded same. (.3)	5.9	K. Freitag	\$ 315.00	\$ 1,858.50	\$ -	\$ 504.00	\$ -	\$ 945.00	\$ 409.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/8/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Updated prospective buyer list; corresponded re status of property sale. (.3) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.6) Conferred with San Diego County re tax bills; conferred with K. Freitag re same. (.4) Reviewed inventory in storage at FSE; corresponded with K. Freitag and G. Rodriguez re same. (.4)	2.1	A. Herren	\$ 202.50	\$ 425.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 344.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/8/2019	Researched WeWork and corresponded with same re co-work space sale. (0.3) Conferred with broker re changes to Rancho Mirage offer. (0.2) Reviewed response to opposition to Motion in Aid of Receiver and provided revisions to same document. (1.5) Continued work on investor update and provided revisions to same. (1.0) Continued efforts towards the sale of the Mission Beach homes, including discussion with broker re Brighton transaction timing and discussion with Lamont broker re active marketing for property. (0.5) Reviewed correspondence from HOA re payment of past due fees, researched same and provided direction re same. (0.4) Reviewed minor revisions to listing agreement for Colliers and corresponded with broker re same and coordinated execution of the same. (0.4)	4.3	G.Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ 418.50	\$ -	\$ 279.00	\$ 502.20	\$ -	\$ -	\$ -	\$ -	\$ -
11/8/2019	Researched Marketplace payroll checks, reviewed Flores payables and researched entity SOS status. (4.6)	4.6	L. Ryan	\$ 135.00	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ 621.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/8/2019	Continued analysis of Cal Private Bank transactions and prepared summary overview of transactions. (8.0)	8.0	S. Hoslett	\$ 292.50	\$ 2,340.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,340.00
11/9/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (4) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (4)	0.8	A. Herren	\$ 202.50	\$ 162.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/10/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (4) Counted, recorded and deposited Randolph laundry money. (.9)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/11/2019	Performed cursory review of proposed sale of personal property to Patio 101 landlord. (4) Reviewed Fireside and Goldfinch personal property inventories; coordinated appraisals. (.3) Responded to Marsh request for information on new coverage. (3) Worked on comprehensive loan analysis and communication. (3.4) Dealt with payroll check issue and other operations matters, including vendors. (4)	4.8	K. Freitag	\$ 315.00	\$ 1,512.00	\$ -	\$ -	\$ -	\$ -	\$ 1,512.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/11/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (6) Corresponded with K. Freitag and G. Rodriguez re Surf Life balance letter from landlord. (1) Conferred with Nations Direct re access to Villa Vista account; forwarded requested documents. (4)	1.1	A. Herren	\$ 202.50	\$ 222.75	\$ -	\$ 121.50	\$ -	\$ -	\$ 101.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/11/2019	Continued efforts towards the sale of the restaurants, including discussion with broker re items needed for due diligence and coordinated site visit with the same and began researching due diligence materials. (0.5) Reviewed updates on insurance policy, including changes to existing policy and inspector mandated changes to location. (0.1) Reviewed appraisal for Valle Vista and corresponded with K. Freitag re same. (0.2) Continued efforts towards the sale of Rancho Mirage, including revisions to cancellation document and coordinated execution of same, review of additional offers and discussion with broker re strategy on the same. (0.5) Continued work on the sale of the Mission Beach homes including discussion with brokers and buyer re status change to MLS listing for Thomas St. home, and various discussion with broker re terms of showing and overbidding and updating MLS. (0.6)	1.9	G.Rodriguez	\$ 279.00	\$ 530.10	\$ -	\$ -	\$ -	\$ -	\$ 530.10	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/12/2019	Attended call with Flores HR. (1.1) Conferred with counsel re: contract terminations, demand notice, loan analysis, etc. (.8) Researched numerous D Street materials; conferred with Mona re: same. (1.7) Addressed numerous operational matters, including payables, vendors, IT (including CDZ requests), HR (including personnel planning), insurance, flash, PR questions, etc. (7.0)	10.6	K. Freitag	\$ 315.00	\$ 3,339.00	\$ -	\$ -	\$ -	\$ -	\$ 3,339.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/12/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership; corresponded with G. Rodriguez re same. (.5) Met with real estate agent and prospective tenants at Goldfinch. (1.8) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.8) Followed up with Nations Direct re Valle Vista; forwarded add'l requested documents. (.6) Scanned, archived and forwarded mechanic's liens. (.4)	4.5	A. Herren	\$ 202.50	\$ 911.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 830.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/12/2019	Corresponded with brokers re potential offer on Petaluma and La Mesa restaurant. (0.2) Reviewed revisions to Next Wave (restaurant broker) listing agreement and corresponded with Atty Fates re same. (0.4) Provided receipt for return of cable equipment located in Carmel by the Sea, to B. Young. (0.1) Continued efforts towards the sale of 132 Keller, including update from title re lien removal and update on the sale of the liquor license. (0.2) Continued efforts towards the sale of the Rancho Mirage including review of the new offer and reviewed reduced offer from previous buyer and conferred and corresponded with broker re strategy. (1.2) Reviewed update on the 301 D street winterizing. (0.1) Continued work with property mgr re open items on the vacation rentals. (0.3) Corresponded with K. Freitag re discussion with Union Tribune. (0.2) Reviewed loan analysis and strategy with K. Freitag in anticipation of listing additional properties. (0.8)	3.5	G.Rodriguez	\$ 279.00	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ 976.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/12/2019	Worked with and supported accounting team with daily duties including reconciling payroll bank accounts and reviewing vendor payables for restaurants and properties. (5.7)	5.7	L. Ryan	\$ 135.00	\$ 769.50	\$ -	\$ -	\$ -	\$ -	\$ 769.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/13/2019	Met with HR on year-end tasks. (1.3) Confirmed coffee bean transaction. (.2) Met with E. Hughes re: merchandise sales. (.5) Reviewed IRS letters; met with Atty Fates re: income taxes. (1.2) Conferred with liquor license counsel and escrow re: various and Patio 101 proposed transaction. (1.6) Conferred with D. Street GC. (.2) Conferred re: Goldfinch and Fireside landlords. (.2) Dealt with PR inquiries. (2.2) Conferred (various) re: life insurance policies (employees). (1.0) Handled various operations items, including payables, IT support, etc. (2.0) Reviewed correspondence and met with G. Rodriguez re: restaurant sales strategy. (1.5)	11.9	K. Freitag	\$ 315.00	\$ 3,748.50	\$ -	\$ -	\$ -	\$ -	\$ 3,748.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/13/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met gardener at Goldfinch. (.6)	1.0	A. Herren	\$ 202.50	\$ 202.50	\$ -	\$ 81.00	\$ -	\$ -	\$ 121.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/13/2019	Conferred and corresponded with numerous investors re case update, contact information and hearing schedule. (1.0)	1.0	A. Herren	\$ 135.00	\$ 135.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.00	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/13/2019	Conferred with broker re property sale for Bandini. (0.2) Continued work on the restaurant properties, including discussion with K. Freitag re sales strategy, meeting and property tour with Colliers and discussion with Next Wave re property status. (4.2) Continued work with property mgr re tenant at Randolph St and plans for open houses at the vacation rentals. (0.3)	4.7	G.Rodriguez	\$ 279.00	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ 1,311.30	\$ -	\$ -	\$ -	\$ -	\$ -
11/13/2019	Worked on payroll reconciliation for Marketplace and Saska's, vendor payables for rental properties and updated cash flow with outstanding checks. (6.3) Researched Wells Fargo account number request. (.5) Conferred with EDD re receivership. (.3) Reviewed Chase subpoena documents. (.8)	7.9	L. Ryan	\$ 135.00	\$ 1,066.50	\$ -	\$ -	\$ -	\$ -	\$ 1,066.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/14/2019	Reviewed and signed tax POA. (.1) Had call with Goldfinch landlord. (.3) Performed site visit/walk through with Fireside landlord and lender. (2.0) Attended call re: Suntrust with counsel. (.5) Conferred re: personnel changes. (.3) Conferred re: trademark status. (1.0) Conferred with liquor license counsel. (.1) Reviewed employee life insurance policy data (voluminous). (2.3) Addressed various operations items including personnel changes, accounting needs, flash, etc. (1.6)	8.2	K. Freitag	\$ 315.00	\$ 2,583.00	\$ -	\$ -	\$ -	\$ -	\$ 2,583.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/14/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with prospective buyer re property upcoming hearings. (.2) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Corresponded with Goldfinch landlord to reschedule meeting. (.2) Corresponded with Atty Fates re distribution of vendor notification letter. (.1)	1.3	A. Herren	\$ 202.50	\$ 263.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 182.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/14/2019	Provided guidance to property mgr re questions on tenant move out. (0.2) Revised listing agreement for 140 Keller Street property, corresponded with Atty Fates re same and corresponded with broker re changes. (1.3) Reviewed and revised listing agreement for four Surf Rider and Bao Beach restaurants, and discussion and planning with brokers re property tours. (2.0) Continued efforts towards the sale of the beach homes including review of buyer request for Receiver's addendum and corresponded with broker re same, review of inspection report for Brighton and coordinating execution of seller's response to buyer's request for repairs. (0.5) Continued work on the sale of the 301 D project, including discussion with broker and review of new mechanics lien. (0.1) Continued work on restaurant sales including review of sales figures for various operating and closed restaurants. (0.4) Continued efforts towards the sale of the Petaluma properties, including discussion with broker re terms and review of offer for the 140 Keller. (0.4) Reviewed update from broker re cancellation of insurance. (0.1) Coordinated update to Rancho Mirage contract and conferred with buyer and broker re questions on overbidding process. (0.5)	5.5	G.Rodriguez	\$ 279.00	\$ 1,534.50	\$ -	\$ -	\$ -	\$ -	\$ 1,534.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/14/2019	Corresponded re vendor payments and worked on payroll issues. (1.8)	1.8	L. Ryan	\$ 135.00	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/15/2019	Attended call re Intersect liquor license transfer discussion and recommendation. (1.2) Conferred with counsel (various) re: AXOS counsel. (.6) Reviewed and signed listing agreement for Keller. (.4) Attended call with broker for life insurance policies. (1.0) Reviewed Brighton inspection response. (.4) Reviewed wrap proposal; approved same. (.2) Reviewed domain details and communicated re: renewals, IT coverage, etc. (.6) Prepared PM weekly agenda; conferred with G. Rodriguez re: same. (.5) Dealt with numerous HR communications with Flores and M. Hill. (.4) Researched and provided permit data for D. Street. (.5)	5.8	K. Freitag	\$ 315.00	\$ 1,827.00	\$ -	\$ -	\$ -	\$ -	\$ 1,827.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/15/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited parking lot cash. (2.6) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (.4) Met with landlord, fire system inspector, West Air and numerous maintenance reps; met with real estate agent and prospective buyers. (4.8) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.2) Followed up with Nations Direct re Valle Vista. (.2) Changed lockbox code at Hancock St. storage; corresponded with K. Freitag and H. Rossi re same. (.5) Corresponded with E. Hughes re Axiom access. (.2)	9.3	A. Herren	\$ 202.50	\$ 1,883.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 1,802.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/15/2019	Corresponded with title company re opening title reports for various properties with listing agreements. (0.2) Continued efforts towards the sale of the Rancho Mirage property, including discussion with broker re accepted offer and packing up personal property of the defendant, and corresponded with escrow re transaction and (0.2) Conferred with broker for Petaluma properties re offer received and response and revisions to listing agreement. (0.3) Meeting and discussion with Next Wave brokers re La Mesa properties and discussion with same re overbidding process. (2.0) Discussion with property mgr re portfolio and worked collectively to post units for lease, review rent rolls, and make decisions re tenants. (1.6) Continued work on the Mission Beach rentals, including discussion with potential buyer, coordinating documents for Brighton and reviewing update re waiver of contingencies. (0.3) Continued efforts towards the sale of 132 Keller St. including discussion with potential overbidder. (0.2)	4.8	G.Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ -
11/15/2019	Site visit to review A/P and sign checks (.8)	0.8	T. Hebrank	\$ 315.00	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ 252.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/15/2019	Worked with and supported accounting team with daily duties including accounts payables and reconciling restaurant bank accounts. (3.2) Begun Receipts and Disbursement report for October. (3.3)	6.5	L. Ryan	\$ 135.00	\$ 877.50	\$ -	\$ -	\$ -	\$ 445.50	\$ 432.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/16/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/17/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/18/2019	Reviewed and provided revisions to Merit response. (.5) Reviewed and provided response to Pullman inquiry. (.2) Conferred and coordinated Fireside turnover. (.2) Attended hearing on Motion for Order in Aid; (1.6) including preparations for and meeting with counsel re: same. (2.3) Addressed various payables and other operational items, including vendor issues, personnel communication, rekey at Lamont, etc. (1.6) Conferred re: and reviewed PTO balances. (.6) Updated liquor transfer request as requested; conferred with liquor license counsel re: same. (.3) Researched UCC items on ANI Commercial. (.6) Conferred and provided wire instructions for CT wire. (.1)	8.0	K. Freitag	\$ 315.00	\$ 2,520.00	\$ -	\$ 1,228.50	\$ -	\$ -	\$ 1,291.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/18/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.6) Updated prospective buyer list; conferred and corresponded with numerous prospective buyers re status of receivership. (.5) Corresponded with E. Hughes re cleaning at Himmelberg's; scheduled same. (.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Updated liquor/wine inventory; corresponded with K. Freitag re same. (1.3) Corresponded with R. Rotherforth re alarm monitoring. (.1)	3.3	A. Herren	\$ 202.50	\$ 668.25	\$ -	\$ 121.50	\$ -	\$ -	\$ 546.75	\$ -	\$ -	\$ -	\$ -	\$ -
11/18/2019	Reviewed PSA to determine responsibility for vendor invoice for 132 Keller and corresponded with broker re same. (0.3) Reviewed monthly case update and coordinated upload of the same. (0.2) Reviewed analysis on the Carmel and corresponded with broker approving price reduction. (0.3) Conferred with IT re cameras at locations and prepared strategy to resolve billing for same. (0.4) Reviewed status update from Carmel broker and coordinated lowered listing price re same. (0.1) Reviewed lease for 733 Salem Ct and prepared 3-day notice to pay or quit for same. (0.7) Reviewed update from broker on timing for Rancho Mirage home release of contingencies and discussion with potential overbidder re offer on the property. (0.3) Continued efforts towards the sale of the restaurants including discussion with interested buyers. (0.2) Continued efforts towards the sale of 140 Keller including final review of listing agreements. (0.1)	2.6	G.Rodriguez	\$ 279.00	\$ 725.40	\$ -	\$ -	\$ -	\$ 55.80	\$ 669.60	\$ -	\$ -	\$ -	\$ -	\$ -
11/18/2019	Reviewed vendor open payables for restaurants and reviewed Flores invoice approval. (3.5) Corresponded with N. Aspis re subpoenas. (.3) Continued to work on October bank reconciliations for 52 bank accounts and receipts and disbursement report. (4.8)	8.6	L. Ryan	\$ 135.00	\$ 1,161.00	\$ -	\$ -	\$ -	\$ 648.00	\$ 513.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/19/2019	Reviewed receipts and disbursements progress with L. Ryan. (.2) Held all hands-on meeting re: hearing results update. (1.0) Researched West Washington lease history. (1.8) Conferred re: Cultivate. (.2) Reviewed and signed Brighton contingency removal. (.1) Confirmed CT wire and began coordination of interest account set up. (.2) Coordinated Fireside turnover; conferred with counsel re: request for signature on document. (.3) Conferred re: warehouse sale. (.3) Attended to various operational matters, including payables, cash flow, vendors, HR, IT, flash, contractors, etc. (2.2)	6.3	K. Freitag	\$ 315.00	\$ 1,984.50	\$ -	\$ -	\$ -	\$ 63.00	\$ 1,921.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/19/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with J. Herrmann to confirm purchase and pickup of coffee beans. Scanned, recorded and deposited check for same. (1.4) Met with E. Hughes and took photographs at Patio by Fireside in preparation for turnover. Met with M. Rice to turnover property keys; conferred with K. Freitag re same. (1.2) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.5) Scheduled cleaning for Himmelberg's, Swell and Surf Rider Mission Beach and Surf Rider Crown Point. (.3) FedEx employee check. (.2)	4.0	A. Herren	\$ 202.50	\$ 810.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/19/2019	Corresponded with K. Freitag re status of release of investor contact list; corresponded with investor re same. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
11/19/2019	Worked with E. Hughes re sale of items in warehouse. (0.2) Continued efforts on the sale of the Mission Beach homes, including coordinating the contingency release and corresponded with Atty Fates re sale motion. (0.6) Worked with H. Rossi re preparation of vehicles for return to dealership. (0.2) Corresponded with broker re packing up personal items for Carmel home, extension of listing agreement and value of the artwork. (0.2) Discussion with Atty Pastore re camera access at restaurant re dog bite. (0.1) All hands meeting with staff re case update. (1.0) Continued work on the sale of the Restaurants, including discussion with broker re timeframe, review of items needed for due diligence and began ordering same and review of files to determine what was available for review. (2.9) Coordinated with Setec re document production requests. (0.1)	5.3	G.Rodriguez	\$ 279.00	\$ 1,478.70	\$ -	\$ 27.90	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
11/19/2019	Continued to work on receipts and disbursement report and reconciliation of 52 bank accounts and outstanding checks. (4.5) Researched manual paychecks. (.5)	5.0	L. Ryan	\$ 135.00	\$ 675.00	\$ -	\$ -	\$ -	\$ 607.50	\$ 67.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/20/2019	Worked on cash flow projection. (2.1) Had call with J. Silberman. (.3) Had call with C. Grant. (1.0) Conferred with team re: AP and vendor (phone) matters (various). (.4) Reviewed and conferred re: various payroll matters. (.3) Reviewed and signed price change on Carmel. (.2)	4.3	K. Freitag	\$ 315.00	\$ 1,354.50	\$ -	\$ -	\$ -	\$ -	\$ 1,354.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/20/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with cleaners at Himmelberg's and Surf Rider Crown Point; corresponded with G. Rodriguez and City Wide Maintenance re same. (1.6) Processed bank deposits. (.5) Corresponded with E. Hughes re access to Surf Rider Mission Beach, liquor inventory and vendor contact. (.4) Corresponded with G. Rodriguez re insurance. (.1) Followed up with L. Ryan re reissue of employee paycheck; corresponded with employee re same. (.2) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.6)	3.8	A. Herren	\$ 202.50	\$ 769.50	\$ -	\$ 81.00	\$ -	\$ -	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/20/2019	Conferred with investor re case update. (.2) Corresponded with SEC re investor release of information. (.1)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/20/2019	Worked with IT re phone and security matters and planning for self-sufficiency of restaurant point of sale system. (0.7) Worked with property mgr re open tenant matters, including follow up on tenant move outs, plans for 3-day notices and preparation of lease for remaining tenant. (2.5) Began work resolving delinquencies for leases on Washington St., including review of leases and preparation of 3-day notices. (1.9) Coordinated with broker re price reduction for Carmel property and provided additional direction re personal property and marketing activity. (0.1) Worked with property mgr re roof leaks at 3515 Hancock property. (0.2) Continued work on restaurant sales including gathering due diligence materials requested by brokers. (0.6)	6.0	G.Rodriguez	\$ 279.00	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ 1,674.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/20/2019	Worked with and supported accounting team with daily duties including vendor open payables for ANI and outstanding property utilities. (5.2) Continued to work on receipts and disbursement report and reconciling bank accounts. (2.2)	7.4	L. Ryan	\$ 135.00	\$ 999.00	\$ -	\$ -	\$ -	\$ 297.00	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/21/2019	Reviewed and revised draft of investor agreement; conferred with Atty Fates re: same. (.5) Reviewed correspondence and conferred with G. Rodriguez re: various asset items (3415, Hancock, insurance reinstatement, etc.). (.7) Conferred with team re: various operations items. (.3) Reviewed Goldfinch offer; completed analysis and conferred with Atty Zaro re: same. (1.2)	2.7	K. Freitag	\$ 315.00	\$ 850.50	\$ -	\$ -	\$ -	\$ -	\$ 693.00	\$ 157.50	\$ -	\$ -	\$ -	\$ -
11/21/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected parking lot cash. (.8) Met with cleaners at Surf Rider and Swell Mission Beach and gave parking warnings to vehicles at Redondo parking lot. (2.0) Changed lockbox code at Hancock St. storage; corresponded with E. Hughes re same. (.4) Corresponded with G. Rodriguez re asset purchase inquiry; updated buyer list. (.2) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (1.2) Corresponded with T. Askey re roof leak at SRMB. (.2)	5.2	A. Herren	\$ 202.50	\$ 1,053.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/21/2019	Corresponded with investor re release of contact information; corresponded with SEC and Atty Fates re same. (.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
11/21/2019	Researched multi-family brokers and contacted same to get opinions of value on three properties. (1.0) Provided escrow with requested documents for Lamont and Thomas St. properties. (0.2) Worked with property mgr on open matters including discussion with potential lessees and status of maintenance requests. (0.3) Coordinated further with broker re packing of personal property. (0.2) Various discussions with property mgr re roof leaks at the Hancock and Surf Rider properties and approved inspections. (0.3) Corresponded with broker re Bandini. (0.1) Continued efforts coordinating the sale of Rancho Mirage home, including discussion with broker re inspections, and disclosures. (0.2) Worked with IT re open matters including phone system update, camera systems and training for general mgrs. (0.3) Continued efforts towards the sale of the Brighton Ct. home including discussion with broker re overbidding instructions on the MLS, discussion with Atty Fates re sale motion and provided requested documents and detailed discussion with potential overbidder. (1.7) Continued work on company insurance matters including discussion with in-house counsel, preparation of memos to K. Freitag and coordinating Notice of Cancellation rescissions with various lenders. (0.9)	5.2	G.Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
11/21/2019	Solicited interest rate proposals for funds. (.4)	0.4	T. Hebrank	\$ 315.00	\$ 126.00	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/21/2019	Continued to work on receipts and disbursement report. (4.4) Worked with and supported accounting team with property and restaurant payables and payroll research. (5.1)	9.5	L. Ryan	\$ 135.00	\$ 1,282.50	\$ -	\$ -	\$ -	\$ 594.00	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/22/2019	Attended calls with AXOS and Symetra. (1.0) Reviewed appraisal, improvements and prepared thorough correspondence re: Valle Vista potential transaction. (2.2) Prepared Brighton analysis for Motion. (.4) Completed counter to Goldfinch and reviewed draft PSA; sent same to landlord. (1.6) Conferred with counsel re: SFG Keller loan response. (.3)	5.5	K. Freitag	\$ 315.00	\$ 1,732.50	\$ -	\$ -	\$ -	\$ -	\$ 1,732.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/22/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with roofer at Surfrider Mission Beach re leak; conferred and corresponded with T. Askey re same. Took photographs of property after cleaning. (2.2) Took photographs of property Swell Mission Beach after cleaning. (.4) Prepared warnings for vehicles at Mission Beach parking lots; put warnings on vehicles; met with R. Rohrbacker re same; corresponded with K. Freitag re same (1.3) Counted, recorded and deposited parking lots cash. (1.6) Followed up with Nations Direct re Valle Vista; forwarded add'l requested documents. (.6) Researched vendor notification; corresponded with T. Castellano re same. (.2) Prepared authorization letter; corresponded with K. Freitag re same. (.2)	6.9	A. Herren	\$ 202.50	\$ 1,397.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 1,316.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/22/2019	Corresponded with numerous investors re case status; website and contact information. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/22/2019	Researched rent comparable for Camino DeGrazia. (0.5) Corresponded with H. Rossi re access to Surf Rider restaurants. (0.1) Updated 3-day notices for W Washington and coordinated same with property mgr. (0.7) Corresponded with broker re update on the Rancho Mirage home and provided various documents requested. (0.3) Coordinated access to Mailchimp account for E. Hughes in support of the warehouse sale. (0.2) Continued work on multifamily and retail property valuations, including discussion with brokers and provided requested documents. (2.3) Corresponded with various appraisers re appraisal for 3515 Hancock property. (0.3)	4.4	G.Rodriguez	\$ 279.00	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ 1,227.60	\$ -	\$ -	\$ -	\$ -	\$ -
11/22/2019	Reviewed and filed BOE payments with Flores and A. Castellano. (1.4) Reviewed payroll for restaurants and ANI and reconciled bank accounts for same. (3.8)	5.2	L. Ryan	\$ 135.00	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ 702.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/25/2019	Met with team to review Sept and Oct financials for Intersect and reimbursement for shortfall. (.5) Conferred with team re: surf sale coming up. (.5) Reviewed and revised Patio 101 joint motion. (1.2) Reviewed and revised Brighton sale motion. (.6) Reviewed and revised personal property motion. (1.9) Reviewed AXOS loan history information and filing. (.6) Prepared for and attended call re: investor loss calculations with counsel and authorities. (.9) Reviewed Orders on Motion for Order in Aid. (.1) Coordinated appraisal access. (.1) Reviewed First Choice opposition response. (.1) Attended to insurance inspection clarification and misc. payables. (.2)	6.7	K. Freitag	\$ 315.00	\$ 2,110.50	\$ -	\$ 283.50	\$ -	\$ -	\$ 1,827.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/25/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.6) Deposited parking lot cash. (.5) Met H. Ross at Surfrider Mission Beach; corresponded with G. Rodriguez and E. Hughes re keys. (.7) Met gardener at Goldfinch. (.6) Corresponded with tenant and G. Rodriguez re lease and 3-day notice. (.2) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.8) Conferred and corresponded with Paracorp re transfer of entity registered agent. (.5)	3.9	A. Herren	\$ 202.50	\$ 789.75	\$ -	\$ 121.50	\$ -	\$ -	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ -
11/25/2019	Corresponded with investors re release of contact information; corresponded with Atty Fates and SEC re same. (.3)	0.3	A. Herren	\$ 135.00	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -
11/25/2019	Worked with property mgr on various open matters including lease for 3415 Mission Blvd Unit A, review of comparable leases for long term lease of vacation rentals, discussion of same with K. Freitag and broker and discussion with broker re 3-day notices. (1.3) Corresponded with inspector re access to the Hancock property. (0.2) Continued work on Brighton sale including, coordinated posting of legal notice, review and revision of sale motion and provided additional analysis requested by K. Freitag and discussion with broker re overbidder's addendum to sale. (1.2) Continued work re sale of restaurants, including discussions with brokers re due diligence information, continued work on gathering information and proposals from vendors and discussion with K. Freitag re same. (1.6) Corresponded with lender re condition of 3415 Mission Blvd. (0.1) Coordinated pickup of vehicles with Mercedes Benz. (0.2) Continued work on the sale of the multi-family properties, including discussion with brokers with questions on properties in preparation for their BOVs. (0.2)	4.8	G.Rodriguez	\$ 279.00	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ 1,339.20	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/25/2019	Continued to review BOE payments. (1.0) Reviewed Flores accounts payables for restaurants and researched balances on utility accounts. (3.5)	4.5	L. Ryan	\$ 135.00	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ 607.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/26/2019	Researched email for AXOS prepayment on prior sales. (.3) Attended call re: Hines transition. (.4) Prepared for and attended call with AXOS. (1.4) Held personnel meetings. (1.0) Reviewed updated personal property motion. (.7) Conferred with Atty Fates re: various. (.6) Attended call re: Intersect transition. (.7) Prepared asset level expense estimates for Atty Fates. (.8) Coordinated website updates. (.1) Conferred with G. Rodriguez re: various asset related matters. (1.4) Reviewed and signed Property Condition Report agreement. (.8) Addressed various operations matters, including holiday prep, payables, merchandise sale coverage, etc. (1.5)	9.7	K. Freitag	\$ 315.00	\$ 3,055.50	\$ -	\$ -	\$ -	\$ -	\$ 3,055.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/26/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met cleaners at Himmelberg's and Surf Rider Crown Point. (1.0) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.2) Corresponded with Paracorp and L. Ryan re entity listing for transfer of registered agent. (.4) Corresponded with K. Freitag and G. Rodriguez re insurance. (.2) Corresponded with landlord re storm water inspection at Goldfinch. (.2)	2.4	A. Herren	\$ 202.50	\$ 486.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 405.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/26/2019	Corresponded with investor re release of contact information; forwarded same to Atty Fates and SEC. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
11/26/2019	Reviewed/revised proposal for property condition assessments and coordinated execution of the same. (0.3) Coordinated escrow check for Rancho Mirage home to continue due diligence. (0.2) Reviewed property assessments for multifamily properties submitted by Marcus & Millichap and provided requested information. (0.4) Corresponded with broker for Thomas St and Lamont St. buyer re status of overbidding. (0.2) Discussed appraisal for 3515 Hancock building with appraisers. (0.2) Continued work with property mgr including review of 3-day notice status for West Washington property. (0.1)	1.4	G. Rodriguez	\$ 279.00	\$ 390.60	\$ -	\$ -	\$ -	\$ -	\$ 390.60	\$ -	\$ -	\$ -	\$ -	\$ -
11/26/2019	Assisted with Chase access. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/26/2019	Worked on Marketplace and Surfrider vendor payables and reviewed utilities for restaurants and properties. (5.8) Researched ICS account options and Chase access. (1.2)	7.0	L. Ryan	\$ 135.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/27/2019	Updated email and attended call with Atty Fates re: investor discussions, PTO claim. (.7) Reviewed loan docs, NOD, prepared for and attended call with Symetra. (1.4) Attended call with Hines and B. LaGrange re: Intersect transition; drafted overhead language. (.3) Met with Pacific Premiere Bank at their office. (2.3) Conferred with AXOS re: payoff numbers. (.1) Conferred with G. Rodriguez and L. Ryan re: various, including IT, interest bearing account, personal property motion, etc. (.2) Conferred with web designer re: contract and other. (.2) Provided final thoughts on personal property motion. (.3)	5.5	K. Freitag	\$ 315.00	\$ 1,732.50	\$ -	\$ -	\$ -	\$ -	\$ 1,732.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
11/27/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited parking lot cash. (.2.5) Met cleaners at Surf Rider and Swell Mission Beach. (1.4) Met with E. Hughes re money til for warehouse sale; recorded same. (.3) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Reviewed, scanned and recorded employee Dept. of Labor filing; corresponded with K. Freitag re same. (.2)	5.2	A. Herren	\$ 202.50	\$ 1,053.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 972.00	\$ -	\$ -	\$ -	\$ -	\$ -
11/27/2019	Continued work on the pick-up of vehicles from the ANI corporate location and switching out vehicle for locations, approving repairs costs and coordinating pickup of vehicles with vendors. (0.7) Worked with IT on resolving open matters including phone service, cameras and customer service requests, coordinating outside vendors and working with K. Freitag re same. (1.6)	2.3	G.Rodriguez	\$ 279.00	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ 641.70	\$ -	\$ -	\$ -	\$ -	\$ -
11/27/2019	Worked on cash flow, reconciled ANI outstanding checks and payroll with Flores. (5.1)	5.1	L. Ryan	\$ 135.00	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/28/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/29/2019	Signed contract. (.1) Reviewed Adams write up from counsel; provided email correspondence re: same. (.3)	0.4	K. Freitag	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ 94.50	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
11/29/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/30/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11/30/2019	Corresponded with R. Rotherford re status of phone service changes. (0.2) Corresponded with broker for Lamont and Thomas St. properties. (0.1) Coordinated meetings with property inspector for restaurant assets. (0.2) Coordinated meeting with IT consultant re camera systems. (0.2)	0.7	G.Rodriguez	\$ 279.00	\$ 195.30	\$ -	\$ -	\$ -	\$ -	\$ 195.30	\$ -	\$ -	\$ -	\$ -	\$ -
12/1/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/2/2019	Reviewed Atty Aguirre correspondence. (.1) Conferred with M. Friedrichs and D. Howe re: various liquor license matters (Lamont expansion, transfer request, Intersect transfer). (.6) Reviewed and signed Patio 101 documents. (.2) Went to bank to initiate CT funds wire. (1.1) Reviewed various insurance correspondence, coordinated refund deposit. (.4) Reviewed and sent final revisions to Brighton Court Motion and Declaration thereon - included final negotiation with AXOS. (1.2) Prepared follow-up email to E. Himmelberg re: Valle Vista and Camino de la Grazia. (.2) Reviewed various docs and signed Rancho Mirage contingency removals. (.4) Coordinated docs for website posting. (.2) Attended call on Intersect transition. (.8) Coordinated hard drive shipping. (.1) Reviewed, revised and conferred with counsel (various) re: Joint Motion re: Use of Funds. (1.5) Attended to various operations items, including payables, flash, etc. (1.0)	7.8	K. Freitag	\$ 315.00	\$ 2,457.00	\$ -	\$ 567.00	\$ -	\$ -	\$ 1,890.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/2/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Counted and recorded warehouse sale funds. Processed numerous bank deposits. (1.0) Met with appraiser at Patio Express and rental units. (1.5) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.2) Corresponded with Paracorp re change of registered agent. (.4) Conferred and corresponded with E. Hughes re warehouse inventory. (.2) Corresponded with SEC re investor contact information. (.2)	4.0	A. Herren	\$ 202.50	\$ 810.00	\$ -	\$ 141.75	\$ -	\$ -	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/2/2019	Corresponded with broker re sale of Tennyson. (0.1) Reviewed final Brighton motion. (0.2) Worked on the data received from SETEC and provided info for planning for production requests. (0.5) Discussed utilities with L. Ryan and went to Patio on Goldfinch to shut down electricity. (0.7) Cont discussion with IT re phone line removal and reduction to mthly expense. (0.2) Cont work on the sale of Rancho Mirage, incl discussion with broker re contingency release and escrow check needed for HOAs, discussion with buyer re contingency release, coordinated pickup of Defendant's personal items, coordinated disclosures. (0.9) Reviewed title report for Patio on Lamont, parking lot and Mission Beach Surf Rider. (0.7) Cont work on the appraisal for W. Washington incl research into files on server and discussion with appraiser. (0.5) Cont work on the multi-family properties, including discussion with brokers and K. Freitag. (0.2) Began work to find HR specialist to assist with 2018 document reconciliation. (0.2) Reviewed title report for Saska's (0.2) Discussion with property mgr and K. Freitag re terminated leases and provided direction re same, approved property maint requests. (0.3) Cont work on valuation for W.. Washington, incl discussion with broker re details of the property. (0.2) Coordinated retrieval of vehicles by Mercedes Benz and GM. (0.9) Discussed personal property sales strategy (various) and reviewed motion for sale of personal property and auctions. (0.5)	6.3	G. Rodriguez	\$ 279.00	\$ 1,757.70	\$ -	\$ 139.50	\$ -	\$ -	\$ 1,618.20	\$ -	\$ -	\$ -	\$ -	\$ -
12/2/2019	Reviewed SDGE accounts and conferred with SDGE re account status. (1.8) Worked on Flores payables request and payroll requirements. (3.3)	5.1	L. Ryan	\$ 135.00	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ 688.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/3/2019	Attended call with J. McGrory re: Pullman current status and information. (.6) Attended call with Atty Fates and Foley re: American National Insurance loans. (1.0) Met with liquor license escrow officer to discuss opening of esrow and process expectations. (.8) Reviewed and forwarded coffee inventory. (.2) Reviewed Intersect financials and conferred with Mona and Tony re: same. (.6) Conferred with Goldfinch LL rep re: deal terms and process; followed up on UCC filings with counsel. (1.3) Reviewed document and prepared directive to counsel re: Goldfinch FF&E and liquor license sale. (1.2) Reviewed and revised declaration re: Brighton Court sale. (.2) Reviewed and revised personal property sale motion and declaration. (.5) Reviewed trademark action items; conferred with Atty Fates and responded to same. (.7) Reviewed trademark marketplace research; responded to J. Pastore re: same. (.2) Conferred with insurance brokers. (.1) Conferred with counsel re: Fireside container and research. (.2) Researched additional Adams correspondence. (.6) Reviewed D Street correspondence. (.4) Reviewed draft escrow instructions on liquor license transaction; conferred with counsel re: same. (.4) Conferred with Hines and provided list of items needed for liquor license transfer. (.6) Attended to operational items, including payables, vendors, flash, etc. (1.4)	11.0	K. Freitag	\$ 315.00	\$ 3,465.00	\$ -	\$ -	\$ 189.00	\$ -	\$ 3,276.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/3/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.2) Took inventory of coffee beans; corresponded with K. Freitag re same. (.4) Corresponded with K. Freitag re photos of Fireside. (.2) Conferred with SPS re Carmel by the Sea mortgage payment; corresponded with K. Freitag re same. (.2)	1.4	A. Herren	\$ 202.50	\$ 283.50	\$ -	\$ 81.00	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/3/2019	Revised personal property declaration for K. Freitag. (0.2) Interviewed broker re sale of Tennyson. (0.2) Coordinated insurance inspections with property mgr and broker. (0.2) Conferred with broker re interest in leasing kitchen space, researched same and provided guidance re same. (0.7) Conferred with tenant at West Washington, researched market rent and corresponded with broker re details on the same. (1.0) Reviewed appraisal agreement for West Washington and coordinated acceptance of same. (0.1) Reviewed resume for possible HR/Accounting help and corresponded with K. Freitag re interview. (0.2) Reviewed title report for Surf Rider La Mesa, coordinated Phase I report for the same and coordinated site visit for the broker. (0.3) Continued work on the sale of the Brighton, including providing information to overbidders re sale process. (0.1) Coordinated with recovery specialist for the pickup of the Escalade. (0.1) Discussed value of the food truck with vehicle broker. (0.1) Continued work on the sale of the Carmel by the Sea, including revisions to addendum and providing additional information on the delivery of personal items to Defendants. (0.4)	3.6	G. Rodriguez	\$ 279.00	\$ 1,004.40	\$ -	\$ 55.80	\$ -	\$ -	\$ 948.60	\$ -	\$ -	\$ -	\$ -	\$ -
12/3/2019	Responded to vendor emails and reviewed payroll. (1.2) Corresponded with N. Aspis re bank production. (.2)	1.4	L. Ryan	\$ 135.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/4/2019	Reviewed and provided updated comments to Patio 101 liquor license escrow instructions. (.6) Attended call with liquor license escrow agent and counsel. (.4) Coordinated posting of two filings (personal property and Brighton) to website. (.3) Conferred with team re: payroll items. (.1) Reviewed, researched and responded to lender's appraiser for 3415. (.3) Conferred with E. Himmelberg re: Valle Vista; prepared analysis for Atty Fates re: next steps. (.7) Reviewed updated cash flow projection. (1.0) Reviewed ABC and CA Business Code sections for applicability to receivership; conferred with D. Howe and Atty Fates re: same. (.8) Reviewed Keller inventory. (.2) Reviewed Mona transition list. (.3) Reviewed UCC terminations; sent same to Atty Fates. (.2)	4.9	K. Freitag	\$ 315.00	\$ 1,543.50	\$ -	\$ 94.50	\$ -	\$ -	\$ 1,449.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/4/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Updated personal property inventory; corresponded with E. Hughes re same. (1.4) Corresponded with investor re Wave Soda; corresponded with K. Freitag re same. (.2) Reviewed quote for change of registered agent; corresponded with K. Freitag, L. Ryan and Paracorp re same. (.5) Sent hard drives to SEC. (.5) Corresponded with Cox re caprice renewal. (.1)	3.5	A. Herren	\$ 202.50	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ -
12/4/2019	Continued work on property management, including review of memo from property mgr re long term rental of vacation home, discussion with Atty Sternberg re evictions and work on general open property management matters. (2.3) Prepared memo to Atty Fates re sale motion for Rancho Mirage home and provided relevant information for same. (1.0) Conferred briefly with K. Freitag re builder' risk insurance for Hancock building. (0.1) Correspondence from broker re multi-family units. (0.1) Brief review of valuation information for Tennyson and corresponded with broker re same. (0.1) Continued work on the West Washington, including correspondence with appraiser and review of information from broker re market rents. (0.1)	3.7	G. Rodriguez	\$ 279.00	\$ 1,032.30	\$ -	\$ -	\$ -	\$ -	\$ 1,032.30	\$ -	\$ -	\$ -	\$ -	\$ -
12/4/2019	Correspondence on payment of invoices. (.1)	0.1	T. Hebrank	\$ 315.00	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ 31.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/4/2019	Worked on cash flow update, reconciled Wells Fargo outstanding checks for 17 bank accounts and reviewed payroll check registers. (7.9)	7.9	L. Ryan	\$ 135.00	\$ 1,066.50	\$ -	\$ -	\$ -	\$ -	\$ 1,066.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/5/2019	Followed up on various operational items (University PM, Camino de la Grazia rents, Bao, PM issues, Fireside container, personnel matters, etc.). (1.5) Conferred with Atty Fates re: restaurant sale agreements. (.3) Reviewed and conferred with Atty Fates re: personnel matters and Patio Marketplace lease. (.2) Researched loan and collateral associated with same. (.2) Reviewed, revised fourth amendment re: Intersect. (.2) Worked on property tax final review and correspondence with lenders (re: impound account). (2.3) Attended to payables review. (.4) Reviewed draft correspondence re: Valle Vista tenant. (.3) Prepared for (.2) and attended sale motion hearing. (1.2)	6.8	K. Freitag	\$ 315.00	\$ 2,142.00	\$ -	\$ -	\$ -	\$ -	\$ 2,142.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/5/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Secured window at Bao Beach; corresponded with K. Freitag re same. (.8) Researched and recorded bank records for personal payments; corresponded with K. Freitag re same. (.8) Corresponded with K. Freitag and G. Rodriguez re insurance. (.1) Corresponded with J. McFaul re Holiday Bowl tickets. (.1) Conferred with K. Freitag re Paracorp change of registered agent; forwarded invoice to AP for processing. (.3)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/5/2019	Continued efforts towards the sale of the Carmel, including review of preliminary title report, review of photos of personal items sent to defendant and sale update. (0.3) Began draft of monthly update. (2.6) Provided Atty Fates additional information re sale of Rancho Mirage home. (0.2) Corresponded with property mgr re transition of University to receiver. (0.2) Corresponded with broker re analysis on multi family properties. (0.1) Researched property for loan made to H. Rossi. (0.3) Coordinated vendor invoices for IT analyst. (0.1) Conferred with broker and buyer re sale of Lamont and Thomas St. (0.4) Continued work on the sale of the restaurant assets including discussion with brokers. (1.4)	5.6	G. Rodriguez	\$ 279.00	\$ 1,562.40	\$ -	\$ -	\$ -	\$ 725.40	\$ 837.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/5/2019	Worked on payroll review, payroll tax wire and Paycom service term letters for 10 paycodes. (4.0) Worked on vendor correspondence, obtaining bank statements and Flores cash schedule. (2.1) Began to work on November receipts and disbursement report. (1.0)	7.1	L. Ryan	\$ 135.00	\$ 958.50	\$ -	\$ -	\$ -	\$ 135.00	\$ 823.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/6/2019	Attended call with American National Insurance; provided follow-up documentation as requested. (1.0) Attended call with Symetra. (.5) Interviewed HR individuals. (.7) Conferred with counsel re: various. (.2) Followed up on insurance action items. (.4) Prepared thorough response and comments to liquor license escrow instructions. (1.4) Prepared and conferred with counsel re: SFG Rancho payoff correspondence. (.4) Reviewed Pullman documents provided. (.7)	5.3	K. Freitag	\$ 315.00	\$ 1,669.50	\$ -	\$ -	\$ -	\$ 1,669.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/6/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted, recorded and deposited parking lots cash and Randolph laundry money. (2.5) Conferred with M. McFaul, K. Freitag and Holiday Bowl rep re sale of Holiday Bowl tickets; researched pricing for same. (.8)	3.7	A. Herren	\$ 202.50	\$ 749.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 668.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/6/2019	Continued revisions to the monthly case update. (1.0) Corresponded with Atty Bahr re return of Mercedes vehicles. (0.1) Conferred with brokers re status of the Court approval. (0.3) Interviewed candidate for contract HR employee. (0.6) Continued work on selling restaurants, including discussion with brokers re property tours and provided additional information for due diligence. (0.3) Continued work on Rancho Mirage home including revisions to sale motion. (1.5) Property tour to review security cameras and options for turning back on with IT vendor. (1.7)	5.5	G. Rodriguez	\$ 279.00	\$ 1,534.50	\$ -	\$ -	\$ -	\$ 279.00	\$ 1,255.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/6/2019	Worked on payroll schedule, property tax payments and Flores true up. (5.4)	5.4	L. Ryan	\$ 135.00	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/7/2019	Began to review Atty Aspis draft letters. (.3) Provided feedback to liquor license escrow for Patio 101. (.3)	0.6	K. Freitag	\$ 315.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/7/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/8/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Secured entrances and gates at Goldfinch; corresponded with K. Freitag and L. Ryan re same. (.7)	1.1	A. Herren	\$ 202.50	\$ 222.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 141.75	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/2019	Reviewed joint motion; conferred with Atty Fates re: same. (.4) Researched Chase checks clearing for fraud dept. (.2) Conferred with D. Howe re: liquor license escrow. (.3) Worked on funds transfers. (.5) Reviewed and signed counter offer documents on Windemere. (.3) Reviewed Fireside appraisal. (.4) Conferred re: domain renewals. (.2) Reviewed numerous correspondence from G. Rodriguez. (1.0)	3.3	K. Freitag	\$ 315.00	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ 1,039.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Processed property taxes at San Diego County assessor's office and certified mailed Monterey and Riverside counties taxes. (2.0) Conferred and corresponded with E. Hughes re kegs at Goldfinch and West Air canister pickup and multiple locations. (.4) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.3) Corresponded with J. McFaul re payment for Holiday Bowl tickets. (.1)	3.3	A. Herren	\$ 202.50	\$ 668.25	\$ -	\$ 101.25	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/2019	Corresponded with numerous investors re case update. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -
12/9/2019	Reviewed offer on Zanzibar and corresponded with broker re details on counter offer, revised counter offer and coordinated execution of the same. (0.8) Reviewed analysis for multi-family units and corresponded with brokers re same, including revisions to same and discussion for changed pricing. (0.9) Corresponded with broker re status of closing for Lamont. (0.1) Corresponded with K. Freitag re Tennyson. (0.1) Conferred with broker re showing at Petaluma and court approval for 132 Keller St. sale. (0.2) Continued work on the W. Washington including review of valuations, and leases and prepared analysis for the same. (1.4) Reviewed offer for Carmel and conferred with broker (various) re same. (0.8)	4.3	G. Rodriguez	\$ 279.00	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ 1,199.70	\$ -	\$ -	\$ -	\$ -	\$ -
12/9/2019	Prepared property tax log and payments for same. (2.0) Updated cash flow and prepared transfer requests. (1.5)	3.5	L. Ryan	\$ 135.00	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ 472.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/10/2019	Attended call with Goldfinch landlord; prepared follow-up items for PSA draft. (.9) Prepared for and attended call with D Street GC. (.5) Attended to numerous payables and other operational matters, including cash reconciliation, flash, lender payments, marketing, PM, etc. (2.4)	3.8	K. Freitag	\$ 315.00	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ 1,197.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/10/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with lender's rep to tour Surf Rider La Mesa, Hancock Building and Saska's. Met with E. Hughes re Surf Rider Mission Beach and additional properties. (4.0) Took photographs of parking violation signs at Redondo parking lot; posted parking violation warning; spoke with parking violator; corresponded with K. Freitag re same. (1.0) Corresponded with E. Hughes and B. Young re security alarm at Hancock St. storage. (.2) Corresponded with prospective buyer re D St. (.1)	5.7	A. Herren	\$ 202.50	\$ 1,154.25	\$ -	\$ -	\$ -	\$ -	\$ 1,154.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/10/2019	Corresponded with M. Tarahomy re rent roll and income and expenses for Petaluma. (0.1) Corresponded with broker re interest in Bandini. (0.1) Continued work on the sale of Tennyson, including discussion with broker re listing agreement and marketing strategy. (0.3) Conferred with K. Freitag re insurance renewal and tail coverage for professional liability. (0.2) Conferred with property mgr re update on Randolph showing and update on Tennyson and inspection. (0.2) Discussion with property mgr, E. Hughes and K. Freitag re repairs at 3415 Mission Blvd. (0.9) Corresponded with appraiser for West Washington and provided requested information, including review of information provide by accounting. (0.6) Continued work on the sale of the Carmel, including further review and detailed discussion with the broker and K. Freitag re counteroffer. (1.2) Corresponded with broker re offer on Windemere. (0.1) Coordinated hiring of temp HR employee including discussion with temp agency and K. Freitag. (0.3)	4.0	G. Rodriguez	\$ 279.00	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ 1,116.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/10/2019	Made Chase deposit. (.3) Worked on reconciling SDGE accounts, replied to vendor correspondence, prepared wire instructions and worked on Flores true up. (4.7)	5.0	L. Ryan	\$ 135.00	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ 675.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/11/2019	Reviewed correspondence and responded to A. Davis. (.3) Prepared for and met with Flores re: payroll and other accounting matters. (1.2) Conferred with D. Howe (various). (.6) Conferred with Atty Klinger and Fates re: Goldfinch docs. (.8) Conferred with M. Friedrichs re: liquor license inquiries. (.2) Reviewed and revised Rancho Mirage motion. (.8) Reviewed Court orders and associated correspondence. (.4) Conferred with AXOS re: all loans. (.4) Attended call re: D Street. (.9) Performed initial review of monthly report. (.4) Attended to numerous operational matters, including cash, flash, etc. (2.0)	8.0	K. Freitag	\$ 315.00	\$ 2,520.00	\$ -	\$ -	\$ -	\$ 126.00	\$ 2,394.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/11/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with E. Hughes re electric at Himmelberg's. (.2) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Met with Paracorp rep re change of registered agent. (.4)	1.4	A. Herren	\$ 202.50	\$ 283.50	\$ -	\$ 81.00	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
12/11/2019	Continued work with E. Hughes re plumbing repairs at 3415 Mission Blvd. (0.3) Reviewed OM drafts from Next Wave. (0.2) Researched brokers in Sacramento re property sale and contacted four to determine value and listing terms. (1.0) Reviewed security camera proposal and prepared memo to K. Freitag re same. (0.2) Continued work on the sale of the sale of 132 Keller, including discussion with broker re document requested, review and revision of document and discussion with Atty Fates re same and approval of document. (0.8) Worked with property mgr to review portfolio including detailed discussion of each property. (1.6) Coordinated setup of temporary HR employee, including discussion with Atty Fates and staffing company re NDA. (0.7) Continued work on the sale of Carmel, including revisions to counteroffer, discussion with Atty Fates and broker re commission terms and coordinated execution of related documents. (0.7) Continued work with property mgr, including review of application for rental at Randolph St. (0.2) Continued work on the sale of the Rancho Mirage home, including continued revisions to the sale motion, and review of documents for execution, discussion with broker re previous sale and discussion with K. Freitag and Atty Fates re same. (0.9)	6.6	G. Rodriguez	\$ 279.00	\$ 1,841.40	\$ -	\$ -	\$ -	\$ -	\$ 1,841.40	\$ -	\$ -	\$ -	\$ -	\$ -
12/11/2019	Corresponded with Flores and sent reconciliation and vendor payables for restaurants. (2.7)	2.7	L. Ryan	\$ 135.00	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ 364.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/12/2019	Worked on monthly report. (1.2) Reviewed and signed checks. (.3) Reviewed and signed closing document package (RM). (.6) Reviewed and signed PSA, amendment and related on proposed Goldfinch transaction. (.6) Reviewed and signed escrow docs for Patio 101 transaction. (.3) Conferred with Atty Fates and Zaro re: potential claims against various parties. (2.1) Conferred with SFG lender. (.6) Researched account information. (.4) Conferred with insurance broker. (.2) Reviewed PM updates. (.2) Reviewed sale orders; coordinated posting. (.5) Reviewed forensic accounting document production. (.5)	7.5	K. Freitag	\$ 315.00	\$ 2,362.50	\$ -	\$ -	\$ 661.50	\$ 378.00	\$ 1,323.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/12/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met with gardener at Goldfinch. (.6) Collected and dropped off liquor license escrow documents at Heritage Escrow. (1.0) Collected, counted and recorded parking lots cash and Randolph laundry money. (2.1) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.3) Faxed court order and authorization to SPS re access to Carmel by the Sea account information. (.2) Corresponded with Paracorp re payment and status of change of registered agent. (.2) Updated personal property inventory. (.5) Corresponded with L. Ryan re tenant rent; conferred with T. Askey re same. (.2) Updated restaurant inventory; forwarded to K. Freitag. (.3)	5.8	A. Herren	\$ 202.50	\$ 1,174.50	\$ -	\$ 81.00	\$ -	\$ -	\$ 1,093.50	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
12/12/2019	Continued work on the sale of Carmel Valley including discussion with broker re changes to RPA and changes to listing agreement. (0.4) Conferred with IT vendor re document production requests and coordinated review of the same. (0.2) Discussion with restaurant broker re status update and provided additional due documents requested. (0.2) Worked with property mgr on open matters including potential late rent from tenant and discussion related to tenant communications for tenant that is leaving. (0.4) Coordinated inspection on Surf Rider La Mesa. (0.2) Conferred with property mgr re rental rates for potential long-term return client and corresponded with same approving sale. (0.3) Conferred with temp HR employee re adjustments to 941 and corresponded with K. Freitag re same. (0.3) Coordinated with appraiser for 3515 Hancock. (0.2) Discussion with K. Freitag re values and sales strategy for multifamily properties. (0.4) Created MailChimp account for new marketing help and resolved discussion around marketing process, including quick training for new administrator. (0.6) Continued work on the sale of Thomas and Lamont, including review of Orders, discussion with all parties re same (escrow, buyers, and brokers) and coordinated closing for the same. (1.2) Conferred with brokers re listing proposals for 301 D. Street and discussion with K. Freitag re same in anticipation of discussion with lender. (1.2)	5.6	G. Rodriguez	\$ 279.00	\$ 1,562.40	\$ -	\$ -	\$ -	\$ -	\$ 1,562.40	\$ -	\$ -	\$ -	\$ -	\$ -
12/12/2019	Researched Marketplace payroll and vendors payments. (1.8) Continued to work on receipts and disbursement report. (2.3)	4.1	L. Ryan	\$ 135.00	\$ 553.50	\$ -	\$ -	\$ -	\$ 310.50	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/13/2019	Met with team for Mona's last day transition. (1.1) Met with Mia for HR list. (.3) Met with Symetra; reviewed proposed forbearance agreement and conferred with Atty Fates re: same. (.8) Attended call with counsel re: potential causes of action and J. Lance. (.3) Researched payroll contract terminations; updated HR task list. (.4) Reviewed, revised Joint Motion re: Patio 101. (.4) Attended to payables, flash. (.4)	3.7	K. Freitag	\$ 315.00	\$ 1,165.50	\$ -	\$ -	\$ -	\$ -	\$ 1,165.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/13/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Posted parking lot warnings. (.8) Deposited parking lots, Randolph laundry and warehouse sale cash. (1.0) Notarized, scanned, archived and distributed Rancho Mirage sale documents. (.8) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Conferred with SPS re Valle Vista account; paid Sept-Dec 2019 mortgage; corresponded with K. Freitag and L. Ryan re same. (.4) Conferred and corresponded with Western Towing re service agreement for parking lots; conferred with K. Freitag re same. (.5) Corresponded with Paracorp re change of registered agent; reviewed documents re same. (.6)	4.9	A. Herren	\$ 202.50	\$ 992.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 911.25	\$ -	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
12/13/2019	Worked with Cox re resumption of service at restaurant for security cameras. (0.2) Corresponded with property mgr for University Ave and demanded return of funds and discussed same with Atty Fates and K. Freitag. (0.4) Continued with HR temp, employees, contractor and K. Freitag re updates on projects and planned changes to the department. (1.0) Reviewed notices from GM Financial and Daimler/Mercedes Benz. (0.2) Coordinated Phase I meeting with vendor and E. Hughes. (0.2) Coordinated notice re over bidders for Rancho Mirage. (0.3) Discussion with E. Hughes re remediation of steam/mold repairs at 3415 Mission Beach. (0.2) Continued review of monthly update. (0.4) Continued work with vendor to set up security cameras at locations. (0.1) Continued work on the sale of Windemere and Carmel properties, including detailed discussion with brokers re offers, counter offers and strategy and coordinating execution of documents for same. (2.0)	5.0	G. Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ 111.60	\$ 1,283.40	\$ -	\$ -	\$ -	\$ -	\$ -
12/13/2019	Continued to work on receipt and disbursement report. (2.4) Reviewed Flores accounts payable and ANI payables. (1.8)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ -	\$ 324.00	\$ 243.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/14/2019	Reviewed order approving sale of 130 Keller and corresponded with broker and escrow re same. (0.4) Coordinated monthly investor update. (0.4)	0.8	G. Rodriguez	\$ 279.00	\$ 223.20	\$ -	\$ -	\$ -	\$ 111.60	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ -
12/16/2019	Reviewed and signed counter for Carmel, listing for Tennyson, escrow docs for Brighton. (.8) Conferred with PM and potential vacation renter. (.6) Conferred with Atty Fates and Zaro re: potential claims and complaints. (1.7) Pulled financials and prepared 809 and 812 analysis over history of ownership. (2.4) Conferred with Symetra lender. (.4) Conferred with AXOS and Foley. (.3) Conferred with ABC, ABC counsel and escrow (various). (.5) Reviewed accounts payable. (.7) Conferred with Atty Fates re: same. (.6) Reviewed UCC3 drafts. (.2) Reviewed additional Pullman documents and analysis. (.8) Attended to various operational items, including tax issues, vendors, title, cash, flash, etc. (.3) Reviewed, redlined draft fifth amendment for Intersect; conferred with counsel re: same. (1.6)	10.9	K. Freitag	\$ 315.00	\$ 3,433.50	\$ -	\$ -	\$ 535.50	\$ -	\$ 2,898.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/16/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.6) Met with appraiser to tour Hancock building. (.5) Updated personal property inventory. (1.0) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.6) Corresponded with G. Rodriguez and prospective buyer re broker contact information. (.2) Reviewed and completed service agreement with Western Towing; corresponded re same; conferred with K. Freitag re signature for same. (.5) Corresponded with L. Ryan re Valle Vista mortgage statement. (.1) Corresponded with Paracorp re entity list and documents for change of registered agent; reviewed same. (.4) Scheduled cleaning of parking lots. (.2)	4.1	A. Herren	\$ 202.50	\$ 830.25	\$ -	\$ 121.50	\$ -	\$ -	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ -
12/16/2019	Corresponded with numerous investors re case update. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -

						001	002	003	004	005	006	007	008	009	010
Date	Description of Services	Hours	Personnel	Per Hour	Total Fee										
12/16/2019	Continued work with escrow and Atty Fates re closings for Thomas and Lamont properties. (1.0) Corresponded with brokers re 301 D. valuation and request additional information from K. Freitag re construction budget. (0.1) Approved temp HR employee payroll. (0.2) Corresponded with L. Ryan re invoices for approval related to IT matters. (0.2) Corresponded with appraiser, B. Young and T. Askey re remodel for 3515 Hancock. (0.2) Corresponded with interested buyer re Swell coffee shop. (0.1) Corresponded with T. McDonald re filing corrected 941. (0.1) Reviewed and revised closing documents for Brighton sale and coordinated execution for the same. (1.0) Continued work gathering due diligence materials for the sale of the restaurants. (0.5) Corresponded with property mgr re eviction of tenant. (0.1) Corresponded with IT re phone bill and requested update on reduction to same, looked at detailed reductions to cost and approved on-going bill. (0.5) Reviewed and revised listing agreement for Tennyson and coordinated execution of the same. (0.9) Reviewed counter offer for Carmel and coordinated execution of the same, and corresponded with escrow to change title and escrow to Lawyers title after discussion with broker re Old Republic request. (0.9) Corresponded with potential buyer re interest in personal property. (0.1)	5.9	G. Rodriguez	\$ 279.00	\$ 1,646.10	\$ -	\$ -	\$ -	\$ -	\$ 1,646.10	\$ -	\$ -	\$ -	\$ -	\$ -
12/16/2019	Continued to work on receipts and disbursement report. (4.4) Worked on tenant reconciliations for properties. (1.6)	6.0	L. Ryan	\$ 135.00	\$ 810.00	\$ -	\$ -	\$ -	\$ 594.00	\$ 216.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/17/2019	Reviewed and signed Goldfinch escrow docs. (.6) Reviewed accounts payable and signed checks. (.7) Conferred with lenders re: default interest requests and POQ requests for sales. (1.8) Revised J. Lance analysis and forwarded to counsel. (1.4) Conferred with E. Hughes re: task list. (.4) Coordinated posting of Joint Motion. (.1) Followed up on HR analysis. (.1) Conferred with G. Rodriguez re: sale instructions. (.5) Reviewed liquor transfer approval; sent same to team. (.2) Conferred with insurance broker re: professional liab. and 132 audit. (.3) Attended to various asset related correspondence. (.9)	7.0	K. Freitag	\$ 315.00	\$ 2,205.00	\$ -	\$ -	\$ -	\$ -	\$ 2,205.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/17/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected and dropped off liquor license escrow documents at Heritage Escrow. (1.0) Counted, recorded and deposited warehouse sale cash. (.7) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.3) Corresponded with investor re Wave Soda purchase; conferred with K. Freitag re same. (.2) Corresponded with Western Towing re signage. (.2) Prepared and distributed FedEx for Petaluma corrected 941. (.4) Conferred with J. Pastore re AMEX card; corresponded with L. Ryan re same. (.2) Corresponded with L. Ryan re signed bank document for Tenth & J. (.2) Conferred and corresponded with T. McDonald and G. Rodriguez re employee W-2 corrections. (.3)	3.9	A. Herren	\$ 202.50	\$ 789.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 708.75	\$ -	\$ -	\$ -	\$ -	\$ -
12/17/2019	Corresponded with numerous investors re case updated and release of investor contact information. (.4)	0.4	A. Herren	\$ 135.00	\$ 54.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54.00	\$ -	\$ -	\$ -	\$ -



Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/17/2019	Continued work on process/strategy discussions with K. Freitag re sale of restaurants and revisions to bid instructions based on the same. (2.0) Coordinated schedules and payroll approval for T. McDonald. (0.2) Coordinated insurance inspection for 132 Keller with broker. (0.2) Conferred and corresponded with IT vendor re cameras for restaurant locations. (0.2) Coordinated keys to Tennyson with broker and A. Herren. (0.2) Reviewed potential broker for sale of multi-family properties. (0.1) Continued work on the sales of Lamont, Thomas and Keller, including providing escrow requested information, discussion with Atty Fates re payment of lien on title (including investigation of the same) and discussion with K. Freitag re same. (0.8) Status update from Carmel broker re timeline for sale, review of proof of funds and discussion re contingency release and court approval. (0.2) Corresponded with broker re Brighton contingency release and lot line inspection on Windemere. (0.2) Corresponded with appraiser for 3515 Hancock re details of construction expenses, reviewed same materials and forwarded to appraiser to consider in valuation. (0.4) Corresponded with property mgr to get updates on pending matters including eviction and tenant qualifications for unit and repairs to be done for vacant unit. (0.5) Corresponded with broker re updated valuations for San Rafael properties and updated schedules/analysis accordingly. (0.2)	5.2	G. Rodriguez	\$ 279.00	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ 1,450.80	\$ -	\$ -	\$ -	\$ -	\$ -
12/17/2019	Attended conference call with N. Aspis and S. Hoslett re bank documents. (.3) Reviewed ANI payables, employees holiday schedules and SDGE payment research. (1.6)	1.9	L. Ryan	\$ 135.00	\$ 256.50	\$ -	\$ -	\$ -	\$ -	\$ 256.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/18/2019	Reviewed and signed more accounts payable. (.4) Followed up on coffee offer and counter. (.3) Reviewed and analyzed financials. (1.1) Conferred with Paycom re: termination. (.2) Reviewed and signed Goldfinch escrow docs and reviewed Joint Motion re: same. (1.1) Prepared control schedule template for managing liquor transfers. (.6) Conferred with AXOS bank re: agreement in theory. (.4) Researched and reviewed pre-receiver payment summary. (1.5) Conferred with Flores and various re: numerous HR related items. (.6)	6.2	K. Freitag	\$ 315.00	\$ 1,953.00	\$ -	\$ -	\$ -	\$ -	\$ 1,953.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/18/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Installed lockbox at Tennyson; secured property; conferred and corresponded with G. Rodriguez and T. Busch re same. (1.0) Corresponded with Western Towing re procedure to towing vehicles; inspected parking lots and posted warnings. (.8) Corresponded with Location Matters re scheduling showing at Goldfinch. (.1) Prepared and distributed FedEx for employee checks; corresponded with A. Castellano and S. Greene re same. (.4)	2.7	A. Herren	\$ 202.50	\$ 546.75	\$ -	\$ 81.00	\$ -	\$ -	\$ 465.75	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/18/2019	Conferred with property mgr re various open matters on each asset and provided documents as requested. (1.2) Reviewed discussion from HR employee re errors in reports and corresponded with same re corrections. (0.2) Coordinated confidentiality agreement for temp HR employee. (0.2) Continued work on the sale of the restaurants including additional revisions to offer memorandum (OM) instructions. (2.1) Corresponded with broker re update on Brighton sale. (0.1) Corresponded with M. Lonn re repairs for insurance and lien release best practices. (0.2) Corresponded with broker re potential offer for Washington St.. (0.1) Conferred with E. Hughes re repairs at 3415 Mission Blvd and reviewed proposals for repairs. (0.3) Corresponded with broker and A. Herren to coordinate transfer of keys. (0.2) Coordinated execution of documents for sale of Lamont. (0.2) Coordinated delivery of funds from former property mgr for single property. (0.2)	5.0	G. Rodriguez	\$ 279.00	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ 1,395.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/18/2019	Researched manual payroll checks, accounts payable review and Marketplace payroll allocation. (5.6)	5.6	L. Ryan	\$ 135.00	\$ 756.00	\$ -	\$ -	\$ -	\$ -	\$ 756.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/19/2019	Reviewed and signed three closing packages (Keller, Lamont, Thomas). (2.6) Conferred with SFG and First Choice re: 'payoff demands'; reviewed SFG's. (.9) Researched document production requests. (1.6) Researched and populated HR to do list. (.6) Reviewed Aguirre opposition and response. (.7) Reviewed and signed notice to perform (Windemere). (.1) Reviewed and signed Payality docs; conferred with Flores re: same. (.6) Reviewed ANI payables. (.3) Conferred with S. Hoslett re: records obtained and forensic. (.4) Reviewed November financials from Flores; updated summary analysis. (.6)	8.4	K. Freitag	\$ 315.00	\$ 2,646.00	\$ -	\$ -	\$ -	\$ -	\$ 2,646.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/19/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Met gardener and real estate agent for showing at Goldfinch; conferred with E. Hughes and B. Young re phone modem. (1.6) Corresponded with Holiday Bowl rep re tickets. (.1) Corresponded with L. Ryan re landlord contact for Surf Life, Swell Del Mar and Mission Beach Surf Shop; researched same. (.4)	2.5	A. Herren	\$ 202.50	\$ 506.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 425.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/19/2019	Corresponded with investor re status of receivership and claims. (.2)	0.2	A. Herren	\$ 135.00	\$ 27.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27.00	\$ -	\$ -	\$ -	\$ -
12/19/2019	Continued work on restaurant due diligence preparations, including review of draft PSA and overbidding instructions for Offering Memorandum. (2.2) Requested leasing broker recommendation for retail locations and followed up with same. (0.2) Continued work on Windemere sale, including coordinating execution of notice to perform for deposit. (0.2) Reviewed closing packages for Thomas, Keller and Lamont closings, made required revisions to each and prepared 593E form to resolve tax compliance for same and various discussions with K. Freitag re coordinating closing and details of documents and provided escrow with payoff demands and copies of documents. (2.3) Reviewed update from HR/accounting contractor and corresponded/conferred with K. Freitag to continue to resolve open matters identified in that update and conferred with M. Hill to acquire benefits information from current benefits administrator in anticipation of changing HR process and discussed update with T. McDonald. (1.1) Continued work with property mgr re corrections to lease, deposit for tenant and additional open matters on rental portfolio. (0.4)	6.4	G. Rodriguez	\$ 279.00	\$ 1,785.60	\$ -	\$ -	\$ -	\$ -	\$ 1,785.60	\$ -	\$ -	\$ -	\$ -	\$ -
12/19/2019	Site visit to review and sign checks. (.5)	0.5	T. Hebrank	\$ 315.00	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ 157.50	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/19/2019	Reviewed payroll, vendor invoices and QuickBooks files. (2.8) Continued to work on receipts and disbursement report. (3.2)	6.0	L. Ryan	\$ 135.00	\$ 810.00	\$ -	\$ -	\$ -	\$ 432.00	\$ 378.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/19/2019	Obtained investor lists from various sources; reviewed protective order with Chicago Title. (0.5)	0.5	S. Hoslett	\$ 292.50	\$ 146.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146.25
12/20/2019	Conferred counsel re: Intersect amendments. (.6) Reviewed and signed listing agreements for San Rafaels. (.8) Conferred with J. McGrory re: Pullman docs and information needed. (.3) Updated analysis re: same and conferred with counsel re: same. (.5) Worked on response for two SFG loans re: agreement moving forward. (.4) Researched documents production inquiry answers; conferred with Atty Fates and R. Rotherforth re: same. (2.6) Addressed PTO issue. (.3) Provided financial information to Symetra. (.2) Attended to numerous operational matters, including HR, payables, operation transition, PM, A/R, flash, escrow follow-up, etc. (2.0) Researched emails. (.5)	8.2	K. Freitag	\$ 315.00	\$ 2,583.00	\$ -	\$ -	\$ 157.50	\$ -	\$ 2,425.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/20/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted and recorded parking lot cash. (2.0) Corresponded with K. Freitag re request by Santiago to return surfboard. (.1) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4)	2.9	A. Herren	\$ 202.50	\$ 587.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 506.25	\$ -	\$ -	\$ -	\$ -	\$ -
12/20/2019	Reviewed disclosures re sale of Carmel. (0.2) Corresponded with property mgr re HOA request at Bella Pacific condo. (0.2) Corresponded with staffing company re confidentiality agreement for temporary employee and reviewed operational updates from same employee re planned HR transition. (0.3) Coordinated repairs to 3415 Mission Blvd with E. Hughes including review of proposal and approving final vendor. (0.3) Corresponded and conferred with brokers re BOV for 301 D Street. (0.4) Corresponded with broker re listings for San Rafael properties. (0.2) Continued work on the sale of the restaurant portfolio, including review of various Property Condition Assessments and discussion with brokers and vendors re plans for same. (2.5) Continued coordination with escrow and buyers re closing for Lamont and 132 Keller. (1.0)	5.1	G. Rodriguez	\$ 279.00	\$ 1,422.90	\$ -	\$ -	\$ -	\$ -	\$ 1,422.90	\$ -	\$ -	\$ -	\$ -	\$ -
12/20/2019	Attended to banking and returned check correspondence. (.2)	0.2	T. Hebrank	\$ 315.00	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ 63.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/20/2019	Made insurance payments, downloaded Wells Fargo production and reviewed same. (1.4) Reviewed Flores payables and coordinate various payments with B. Young. (2.8)	4.2	L. Ryan	\$ 135.00	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ 567.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/20/2019	Worked on completing current version of aggregated investor listing. (2.2)	2.2	S. Hoslett	\$ 292.50	\$ 643.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 643.50
12/21/2019	Correspondence from B. Young re sale of Cultivate assets. (0.1) Correspondence with E. Hughes re remediation at 3415 Mission Blvd. (0.1) Sale of Lamont, including discussion with broker re status of buyer's closing and request (various) re re-signing all documents by Receiver. (0.3)	0.5	G. Rodriguez	\$ 279.00	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/22/2019	Worked on restaurant purchase and sale, confi, access agreement and sale process instructions. (4.1)	4.1	K. Freitag	\$ 315.00	\$ 1,291.50	\$ -	\$ -	\$ -	\$ -	\$ 1,291.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/22/2019	Brief review of updated revisions to confidentiality agreement, sale instructions, PSA and access agreement and discussion with K. Freitag re same. (0.3) Reviewed update from Atty Zaro re negotiations on Lamont payoff. (0.1)	0.4	G. Rodriguez	\$ 279.00	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ 111.60	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/23/2019	Reviewed emails and conferred with J. Pastore re: trademark next steps. (.4) Conferred with team re: various on closings; reviewed and signed disclosures for Brighton, Carmel, and revised/signed estimated closing statement for Keller. (1.6) Conferred with counsel on restaurant PSA, Instructions and other sale-related documents. (1.0)	3.0	K. Freitag	\$ 315.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/23/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Counted, recorded and deposited warehouse sale cash; deposited parking lot cash. (.9) Corresponded with K. Freitag re employee request for revised 1099. (.1) Corresponded with P. Hosp re contractor inspection of Hancock. (.1) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4)	2.0	A. Herren	\$ 202.50	\$ 405.00	\$ -	\$ -	\$ 101.25	\$ -	\$ 303.75	\$ -	\$ -	\$ -	\$ -	\$ -
12/23/2019	Reviewed update re HR coordinating from T. McDonald. (0.1) Discussion with broker re BOV for 301 D. Street. (0.2) Discussed new listings and termite inspection for 809 and 812 San Rafael with broker and prop mgr. (0.1) Provided update and overbidders to Rancho Mirage broker. (0.1) Coordinated execution of sale disclosures for Brighton and Carmel. (0.3) Reviewed and approved temporary employee's timesheet. (0.2) Sale of 132 Keller and Lamont, including review of draft closing statements for each and discussion with K. Freitag re same, and discussion with escrow and Lender re excess funds on Keller. (0.4)	1.4	G. Rodriguez	\$ 279.00	\$ 390.60	\$ -	\$ -	\$ -	\$ -	\$ 390.60	\$ -	\$ -	\$ -	\$ -	\$ -
12/23/2019	Site visit to review and sign checks. (.6)	0.6	T. Hebrank	\$ 315.00	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/23/2019	Corresponded re BOE, Chase re credit card and with accounting staff re vendor payments. (2.3) Researched and conferred with note holder re Ingraham Street loan. (.2) Researched and reviewed term paychecks and reviewed bank transfers. (2.8)	5.3	L. Ryan	\$ 135.00	\$ 715.50	\$ -	\$ -	\$ -	\$ -	\$ 715.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/24/2019	Worked on SFG lender correspondence and responded to same; conferred with G. Rodriguez re: same. (1.2) Conferred with Atty Friedrichs re: PSA review; prepared correspondence re: same. (.5) Conferred re: operational items, including liquor transfer. (.2)	1.9	K. Freitag	\$ 315.00	\$ 598.50	\$ -	\$ -	\$ -	\$ -	\$ 598.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/24/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/24/2019	Reviewed update on Windemere cancellation and updated listings for remaining vacation rentals. (0.3) Reviewed update on closing for Keller Street. (0.1) Prepared memo to K. Freitag re sales strategy on University and West Washington properties. (0.3) Corresponded with broker(various) re repair request at Lamont. (0.2) Reviewed update on restaurant PSA. (0.1)	1.0	G. Rodriguez	\$ 279.00	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ 279.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/25/2019	Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.2)	0.2	A. Herren	\$ 202.50	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ 40.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/26/2019	Reviewed Lamont closing statement; signed and conferred with escrow re: same. (.2) Reviewed Keller closing statement; signed and conferred with escrow re: same. (.2) Attended call with Atty Fates and Foley re: ANI loans. (.3) Conferred with team re: various operations, incl. liquor transfers, HR, HOAs, and real property closing matters (various). (2.0) Conferred with and prepared lender payment. (.3)	3.0	K. Freitag	\$ 315.00	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/26/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Corresponded with K. Freitag and G. Rodriguez re collection letter for D St. (.1)	0.5	A. Herren	\$ 202.50	\$ 101.25	\$ -	\$ 81.00	\$ -	\$ -	\$ 20.25	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/26/2019	Reviewed update from Atty Klinger re revisions to restaurant sale documents. (0.2) Reviewed updates re HR transition with temporary employee and existing staff. (0.3) Reviewed new collection letter on 301 D. St. (0.1) Reviewed detailed analysis from broker re new pricing for vacation rentals. (0.2) Final efforts towards closing of Keller and Lamont, including review of various updated closing statements, discussion with escrow and confirmation from same re final recordings and corresponded with brokers re same. (0.5) Confirmed with escrow, the ability to perform liquor license escrows and discussion with K. Freitag re same. (0.2) Review of various inspection reports for Carmel property and memo from broker re same in anticipation of request for repairs. (0.5)	2.0	G. Rodriguez	\$ 279.00	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/27/2019	Conferred with Atty Zaro re: various lender matters; prepared lender payments. (.5) Provided comments on ANICO response (Motion to Intervene). (.6) Reviewed payables, flash. (.3)	1.4	K. Freitag	\$ 315.00	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ 441.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/27/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4) Collected, counted and recorded parking lot cash. (2.0) Corresponded with K. Freitag re employee claim filed with Dept. of Labor; reviewed same. (.2) Met with T. Alkafi oversee and authorize liquor pickup for Patio Lamont. (.5) Corresponded with City Wide Maint. re outstanding invoices and locations serviced. (.4) Corresponded with E. Hughes re property key list. (.1) Prepared and distributed FedEx for employee checks at Intersect; corresponded with A. Castellano and S. Greene re same. (.4)	4.0	A. Herren	\$ 202.50	\$ 810.00	\$ -	\$ 81.00	\$ -	\$ -	\$ 729.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/27/2019	Reviewed updated title report and vesting from escrow re Carmel sale and discussed same with broker. (0.3) Reviewed update re HR transition with new employee. (0.1) Reviewed update re remediation at 3415 Mission Blvd. (0.1)	0.5	G. Rodriguez	\$ 279.00	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ 139.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/27/2019	Worked with and supported accounting team with year end payments, bank deposits and term payroll. (2.3)	2.3	L. Ryan	\$ 135.00	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ 310.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/28/2019	Conferred with ANICO counsel re: continued discussions on prepayment discount and default interest abeyance. (.4) Reviewed and revised restaurant PSA and other documents in preparation for marketing and sale process. (3.0)	3.4	K. Freitag	\$ 315.00	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ 1,071.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/30/2019	Conferred with P. Hosp re: proposed terms on two loans. (1.0) Conferred with E. Bower re: proposed terms on portfolio loan; prepared wire re: same. (1.2) Reviewed financials and allocation for Intersect; transferred funds re: same. (.8) Reviewed draft motion for cause of action. (2.6)	5.6	K. Freitag	\$ 315.00	\$ 1,764.00	\$ -	\$ -	\$ 819.00	\$ -	\$ 945.00	\$ -	\$ -	\$ -	\$ -	\$ -
12/30/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.5) Corresponded with numerous vendors re outstanding invoices; reviewed, archived and forwarded same. (.4) Researched status of FedEx for employee checks at Intersect; conferred with FedEx; corresponded with A. Castellano and S. Greene re same. (.4) Corresponded with H. Rossi re liquor/wine inventory list and transfer to Patio Lamont. (.2)	1.5	A. Herren	\$ 202.50	\$ 303.75	\$ -	\$ 101.25	\$ -	\$ -	\$ 202.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/30/2019	Corresponded with Atty Bahr re collections on Mercedes van. (0.1) Continued work on the sale of the restaurants, including review of updated OMs and discussions with brokers re same and updated due diligence information and reviewed updates on revisions to PSA, confi, access and bid instructions. (1.0) Corresponded with appraiser for 3515 Hancock re details of same. (0.1) Reviewed and approved temporary employee timesheet. (0.2)	1.4	G. Rodriguez	\$ 279.00	\$ 390.60	\$ -	\$ -	\$ -	\$ -	\$ 390.60	\$ -	\$ -	\$ -	\$ -	\$ -
12/30/2019	Site visit to review and sign checks. (.4)	0.4	T. Hebrank	\$ 315.00	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ 126.00	\$ -	\$ -	\$ -	\$ -	\$ -

Date	Description of Services	Hours	Personnel	Per Hour	Total Fee	001	002	003	004	005	006	007	008	009	010
12/31/2019	Conferred with AXOS, SFG and ANICO (various) re: payments; prepared payments. (1.9) Conferred with Atty Zaro re: payment application from sales. (.3) Conferred with Flores re: various payroll and other operational matters. (.5) Conferred with M. Friedrichs re: liquor license matter. (.2)	2.9	K. Freitag	\$ 315.00	\$ 913.50	\$ -	\$ -	\$ -	\$ -	\$ 913.50	\$ -	\$ -	\$ -	\$ -	\$ -
12/31/2019	Reviewed ANI email; forwarded all pertinent email communication to the appropriate parties. (.4)	0.4	A. Herren	\$ 202.50	\$ 81.00	\$ -	\$ 81.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12/31/2019	Restaurant sales, including update from vendor on Phase I and brief review of updated PSA, confi, access and bid instructions, and discussion with brokers re OMs. (0.5) Reviewed update from ins. Broker re tail policy on E&O insurance. (0.1) Reviewed update from HR re closure of entity and other transition items (0.2) Corresponded with Rancho Mirage broker re updated disclosures. (0.1)	0.9	G. Rodriguez	\$ 279.00	\$ 251.10	\$ -	\$ -	\$ -	\$ -	\$ 251.10	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total September 2019 - December 2019 Fees</b>		<b>2,293.10</b>			<b>\$ 564,760.35</b>	<b>\$ -</b>	<b>\$ 85,135.95</b>	<b>\$ 19,629.90</b>	<b>\$ 22,461.30</b>	<b>\$ 389,641.95</b>	<b>\$ 4,221.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43,670.25</b>

# EXHIBIT B

# EXHIBIT B

Date	Description	Amount
9/5/2019	Receivership phone number	\$ 2.74
9/8/2019	QuickBooks Enterprise - additional user license	\$ 497.03
9/9/2019	Rekey of Parking Lot	\$ 242.31
9/12/2019	September 2019 Forensic computer service and expenses	\$ 329.30
9/12/2019	September 2019 Forensic computer service and expenses	\$ 33,081.97
9/19/2019	Receivership phone number	\$ 4.99
9/25/2019	September 2019 supplies for ANI	\$ 506.91
9/27/2019	September 2019 Forensic computer service and expenses	\$ 3,403.57
9/30/2019	September 2019 - Fedex	\$ 41.18
9/30/2019	September 2019 build website	\$ 467.50
9/30/2019	September 2019 Copies	\$ 16.95
10/21/2019	Receivership phone number	\$ 4.99
10/23/2019	October 2019 Forensic computer service and expenses	\$ 6,110.90
10/31/2019	October 2019 - Fedex	\$ 97.80
10/31/2019	October 2019 supplies for ANI	\$ 7.53
10/31/2019	October 2019 website updates and mailchimp	\$ 820.00
10/31/2019	Site visit parking	\$ 8.75
11/20/2019	Receivership phone number	\$ 4.99
11/30/2019	November 2019 - Fedex	\$ 193.76
11/30/2019	November 2019 website updates and mailchimp	\$ 395.00
12/4/2019	November 2019 Forensic computer service and expenses	\$ 6,938.24
12/11/2019	Site visit parking	\$ 1.25
12/20/2019	Receivership phone number	\$ 4.99
12/27/2019	Petaluma and 301 D St site visit - meals	\$ 39.40
12/27/2019	Petaluma and 301 D St site visit - airfare	\$ 268.98
12/27/2019	Petaluma and 301 D St site visit - hotel	\$ 183.66
12/31/2019	301 D Street and Pullman Analysis Support	\$ 4,937.50
12/31/2019	December 2019 - Fedex	\$ 101.68
12/31/2019	December 2019 Copies	\$ 43.05
12/31/2019	December 2019 IT Consulting	\$ 468.75
12/31/2019	December 2019 Postage	\$ 14.75
12/31/2019	December 2019 supplies for ANI	\$ 5.38
12/31/2019	December 2019 website updates and mailchimp	\$ 692.50
12/31/2019	Site visit parking	\$ 3.00
	<b>Total</b>	<b>\$ 59,941.30</b>



# EXHIBIT C

# EXHIBIT C

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

## **STANDARDIZED FUND ACCOUNTING REPORT**

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CIVIL - RECEIVERSHIP FUND

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

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

REPORTING PERIOD 09/03/2019 - 12/31/2019

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

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

Reporting Period 09/03/2019 to 12/31/2019

FUND ACCOUNTING (See instructions):			
		Detail	Subtotal
			Grand Total
Line 1	Beginning Balance (As of 09/03/2019):	368,614	368,614
	<i>Increases in Fund Balance:</i>		
Line 2	Business Income	3,813,575	3,813,575
Line 3	Cash and Securities	12,990,587	12,990,587
Line 4	Interest/Dividend Income	12,924	12,924
Line 5	Business Asset Liquidation	-	-
Line 6	Personal Asset Liquidation	-	-
Line 7	Third-Party Litigation Income	183,204	183,204
Line 8	Miscellaneous - Other	53,580	53,580
	<b>Total Funds Available (Lines 1 - 8):</b>	<b>17,422,484</b>	<b>17,422,484</b>
	<i>Decreases in Fund Balance:</i>		
Line 9	Disbursements to Investors	-	-
Line 10	Disbursements to Receivership Operations	-	-
Line 10a	Disbursement to Receiver or Other Professionals	-	-
Line 10b	Business Asset Expenses	(5,622,853)	(5,622,853)
Line 10c	Personal Asset Expenses	-	-
Line 10d	Investment Expenses	-	-
Line 10e	Third-Party Litigation Expenses	-	-
	1. Attorney Fees	-	-
	2. Litigation Expenses	-	-
	<b>Total Third-Party Litigation Expenses</b>	<b>-</b>	<b>-</b>
Line 10f	Tax Administrator Fees and Bonds	-	-
Line 10g	Federal and State Tax Payments	-	-
	<b>Total Disbursements for Receivership Operations</b>	<b>-</b>	<b>(5,622,853)</b>
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	-	-
	<b>Total Plan Developmental Expenses</b>	<b>-</b>	<b>-</b>
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	-	-
	<b>Total Plan Implementation Expenses</b>	<b>-</b>	<b>-</b>
	<b>Total Disbursements for Distribution Expenses Paid by the Fund</b>	<b>-</b>	<b>-</b>
Line 12	Disbursements to Court/Other:		
Line 12a	Investment Expenses/Court Registry Investment System (CRIS) Fees	-	-
Line 12b	Federal Tax Payments	-	-
	<b>Total Disbursement to Court/Other:</b>	<b>-</b>	<b>-</b>
	<b>Total Funds Disbursed (Lines 9 - 11):</b>		<b>(5,622,853)</b>
Line 13	Ending Balance (As of 12/31/2019):		<b>11,799,631</b>

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

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

Reporting Period 09/03/2019 to 12/31/2019

<b>Line 14 Ending Balance of Fund - Net Assets:</b>			
Line 14a Cash & Cash Equivalents			11,799,631
Line 14b Investments			-
Line 14c Other Assets or Uncleared Funds			-
<b>Total Ending Balance of Fund - Net Assets</b>			<b>11,799,631</b>

  

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

Receiver:

By:

(signature)

(printed name)

(title)

Date: