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 7

8 **UNITED STATES DISTRICT COURT**
 9 **NORTHERN DISTRICT OF CALIFORNIA**
 10 **SAN JOSE DISTRICT**

11 SECURITIES AND EXCHANGE
 12 COMMISSION,

13 Plaintiff,

14 vs.

15 SMALL BUSINESS CAPITAL CORP.;
 16 MARK FEATHERS; INVESTORS PRIME
 FUND, LLC; and SBC PORTFOLIO
 FUND, LLC,

17 Defendants.
 18

Case No. CV12-03237

**RECEIVER'S ADMINISTRATIVE
 MOTION FOR PAYMENT OF LOAN
 SERVICING COSTS FOR DECEMBER
 2014**

Ctrm: 4 - 5th Floor
 Judge: Hon. Edward J. Davila

EXHIBIT A

Thomas Seaman Company
 3 Park Plaza
 Suite 550
 Irvine, CA 92614

Invoice submitted to:
 Thomas Seaman, Receiver for SBC
 3 Park Plaza
 Suite 550
 Irvine, CA 92614

January 16, 2015

Invoice #11172

Professional Services

| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|--------------|---|-------------------|---------------|
| | <u>Loan Servicing</u> | | |
| 12/1/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 3.70 135.00/hr | 499.50 |
| 12/2/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 3.50 135.00/hr | 472.50 |
| 12/3/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 3.50 135.00/hr | 472.50 |
| 12/4/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, | 3.50 135.00/hr | 472.50 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|---------------|---|-------------------|---------------|
| | added info to file, and printed out for review. | | |
| 12/5/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 4.50 135.00/hr | 607.50 |
| 12/9/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 4.50 135.00/hr | 607.50 |
| 12/10/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 3.50 135.00/hr | 472.50 |
| 12/11/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 5.00 135.00/hr | 675.00 |
| 12/12/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 1.50 135.00/hr | 202.50 |
| 12/15/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 4.50 135.00/hr | 607.50 |
| 12/16/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, | 5.00 135.00/hr | 675.00 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|---------------|---|-------------------|---------------|
| | added info to file, and printed out for review. | | |
| 12/17/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 5.00 135.00/hr | 675.00 |
| 12/18/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. Coordinated 504 loan payoffs for 47300 Kato and Aung San LLC with Nick at Wells Fargo SBA services. | 2.70 135.00/hr | 364.50 |
| 12/19/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 5.30 135.00/hr | 715.50 |
| 12/22/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 5.00 135.00/hr | 675.00 |
| 12/23/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 4.50 135.00/hr | 607.50 |
| 12/24/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 3.50 135.00/hr | 472.50 |
| 12/26/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, | 4.00 135.00/hr | 540.00 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|---------------|---|-------------------|---------------|
| | added info to file, and printed out for review. | | |
| 12/29/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 4.50 135.00/hr | 607.50 |
| 12/30/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. | 5.00 135.00/hr | 675.00 |
| 12/31/2014 KJ | Loan Servicing Posted loan payments, updated 1502 & other loan participant reports, correspondence with borrowers, touched base with Rafael on pending matters, entered deposits. Updated tax return/financials tracker with borrowers who had forwarded financials requested, added info to file, and printed out for review. Started the month-end close process in ABS. | 4.00 135.00/hr | 540.00 |
| 12/1/2014 MRF | Loan Servicing Deposited December payments received from borrowers and made the accompanying accounting entries to Quickbooks. | 1.60 60.00/hr | 96.00 |
| | MRF Loan Servicing Exchanged follow up emails/calls with borrowers re annual financial statement requests. Discussed statements outstanding and timeline to receive same. | 0.60 60.00/hr | 36.00 |
| 12/2/2014 MRF | Loan Servicing Call with Pacific Enterprise Bank re status of Giarla loan payment. | 0.20 60.00/hr | 12.00 |
| | MRF Loan Servicing Printed, filed, and updated tracking with financial statements/tax returns received from borrowers re annual financial statement collections. Exchanged emails and sent requests to additional borrowers re same. | 3.50 60.00/hr | 210.00 |
| | MRF Loan Servicing Deposited borrower payments received for December and made accompanying accounting entries to Quickbooks. | 1.40 60.00/hr | 84.00 |
| 12/3/2014 MRF | Loan Servicing Sent follow up calls/emails to borrowers who have not responded re requests for annual financial statements. Printed, filed, and corresponded with borrowers who sent complete financials. Updated | 2.60 60.00/hr | 156.00 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|--|------------------|---------------|
| | tracking re same. | | |
| 12/4/2014 | MRF Loan Servicing Exchanged emails with borrowers re receipt of financial statements and time needed for those still pending. Sent additional requests to borrowers who had not received one yet. Printed and filed statements received re annual financial review of borrowers. | 2.60 60.00/hr | 156.00 |
| | MRF Loan Servicing Met with Rafael to discuss progress of annual financial statement acquisitions, upcoming property tax payments, and status of Meyer's Castle's financial statements for payment moratorium. | 0.60 60.00/hr | 36.00 |
| | MRF Loan Servicing Received borrower payments for December, deposited, and made accompanying accounting entries to Quickbooks. | 1.80 60.00/hr | 108.00 |
| 12/5/2014 | MRF Loan Servicing Exchanged phone calls & emails with loan borrowers re annual financial statement requirements. Printed, filed, and updated tracking re same. | 2.60 60.00/hr | 156.00 |
| 12/8/2014 | MRF Loan Servicing Deposited loan payments received for December and made accompanying accounting entries to Quickbooks. | 0.80 60.00/hr | 48.00 |
| | MRF Loan Servicing Sent follow up emails and calls to borrowers re annual required financial statements. Printed, filed, and updated tracking for statements received. | 2.30 60.00/hr | 138.00 |
| 12/9/2014 | MRF Loan Servicing Sent financial statements to South County Bank re request received for KV Equity. | 0.20 60.00/hr | 12.00 |
| | MRF Loan Servicing Printed, filed, and updated tracking re annual financial statements received. | 1.60 60.00/hr | 96.00 |
| 12/10/2014 | MRF Loan Servicing Met with Rafael to discuss handling of Meyer's Castle monetary defaults re stale financial statements and lapsed insurance policy. | 0.40 60.00/hr | 24.00 |
| | MRF Loan Servicing Followed up with borrowers re receipt of financial statements. Printed and filed financial statements received. | 0.90 60.00/hr | 54.00 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|--|------------------|---------------|
| 12/10/2014 | MRF Loan Servicing Assisted Thomas Seaman with financial information re watchlist loans for the quarterly report. | 0.20 60.00/hr | 12.00 |
| | MRF Loan Servicing Deposited loan payments received for December and made accompanying accounting entries to Quickbooks. | 0.40 60.00/hr | 24.00 |
| 12/11/2014 | MRF Loan Servicing Printed and filed financial statements received re annual financial reviews. Followed-up with re requests for financial statements to borrowers who have not provided financials re same. | 2.30 60.00/hr | 138.00 |
| | MRF Loan Servicing Emailed Meyer's Castle re interest only payment moratorium due to hardship. Requested financials to stipulate claim and informed that the moratorium is not approved until financial statements are produced. Spoke with Rafael re same. | 0.50 60.00/hr | 30.00 |
| | MRF Loan Servicing Received calls from Sunfax Arco & One Stop Nutrition re receipt of December's payment. Verified receipt and sent updated account statements. | 0.30 60.00/hr | 18.00 |
| | MRF Loan Servicing Received/deposited borrower payments for December and made the accompanying accounting entries to Quickbooks. | 2.20 60.00/hr | 132.00 |
| 12/12/2014 | MRF Loan Servicing Received additional borrower financial statements re annual financial reviews. Printed, filed, and updated tracking for statements received. Followed up with borrowers whom have not responded re same. | 1.80 60.00/hr | 108.00 |
| | MRF Loan Servicing Received borrower payments for December, deposited, and made accompanying accounting entries to Quickbooks. | 1.00 60.00/hr | 60.00 |
| 12/15/2014 | MRF Loan Servicing Printed, filed, and updated tracking spreadsheet re annual financial review of borrowers. Compiled list of borrowers to call who have not responded or provided financial statements re same. | 1.40 60.00/hr | 84.00 |
| | MRF Loan Servicing Received borrower payments for December, deposited, and made accompanying accounting entries to Quickbooks. | 1.10 60.00/hr | 66.00 |
| 12/16/2014 | MRF Loan Servicing Printed/filed financial statements received and followed up with borrowers re additional statements needed/timeline for sending. | 2.40 60.00/hr | 144.00 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|---|------------------|---------------|
| 12/16/2014 | MRF Loan Servicing Prepared and sent Fedex to Meyer's Castle re payment & insurance defaults. | 0.20 60.00/hr | 12.00 |
| 12/17/2014 | MRF Loan Servicing Placed follow up calls and emails to loan borrowers re additional statements need in compliance with loan. Printed, filed, and updated tracking with financial statements received. | 3.10 60.00/hr | 186.00 |
| 12/18/2014 | MRF Loan Servicing Responded to email from borrower re receipt of financial statements. Printed & filed additional statements received. | 0.40 60.00/hr | 24.00 |
| 12/19/2014 | MRF Loan Servicing Deposited and made the accompanying accounting entries to Quickbooks re December 2014 504 loan payments and ACHs. | 1.30 60.00/hr | 78.00 |
| 12/22/2014 | MRF Loan Servicing Printed/filed financial statements received from borrowers. Spoke with Rafael re Meyer's Castle insurance default and financial statement status. | 0.70 60.00/hr | 42.00 |
| | MRF Loan Servicing Deposited and printed confirmation re proceeds received from 3AM foreclosure. | 0.20 60.00/hr | 12.00 |
| 12/23/2014 | MRF Loan Servicing Printed, filed, and updated tracking spreadsheet with the financial statements received from loan borrowers. Responded to borrowers re same. | 1.40 60.00/hr | 84.00 |
| 12/24/2014 | MRF Loan Servicing Deposited loan payments received for January and made accompanying accounting entries to Quickbooks. | 0.50 60.00/hr | 30.00 |
| 12/29/2014 | MRF Loan Servicing Deposited borrower loan payments received for January and made the accompanying accounting entries to Quickbooks. | 1.10 60.00/hr | 66.00 |
| | MRF Loan Servicing Met with Rafael to discuss status of the annual financial statement reviews and property tax payment exceptions. | 0.50 60.00/hr | 30.00 |
| | MRF Loan Servicing Printed, filed, and updated the tracking sheet with financial statements received from borrowers re annual reviews. | 0.50 60.00/hr | 30.00 |
| 12/30/2014 | MRF Loan Servicing Discussed loan covenant violations with Rafael re Meyer's Castle, Strawberry Inn, and White Walls Gallery. Issues included: insurance | 0.50 60.00/hr | 30.00 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|---|-------------------|---------------|
| | deficiencies, late payment status, and financial non-compliance. | | |
| 12/30/2014 | MRF Loan Servicing Printed, filed, and updated tracking re financial statements received for annual financial reviews. Corresponded with borrowers re receipt of same. | 1.70 60.00/hr | 102.00 |
| | MRF Loan Servicing Deposited loan payments received for January and made the accompanying accounting entries to Quickbooks. Spoke with borrower re late payment status for December. | 1.60 60.00/hr | 96.00 |
| | MRF Loan Servicing Received call from First Choice Bank re refinance of Anaheim White House loan and underwriting disclosures. Reviewed loan documents to verify information and Historical Preservation Clause. Telephone conference with Rafael and Kate M. (First Choice) re same. | 1.10 60.00/hr | 66.00 |
| 12/1/2014 | RVG Loan Servicing Telephone conference with legal counsel (C. Hopkin), J. Cooper (Auctioneer/Trustee), M. Williams (Receiver/Mngm't Co.) & discussed at length re: 3 AM LLC's Foreclosure Sale proceedings/bidding process & possession/management of property; Responded to several emails/phone calls of a. Hughes/J. Cozart (Investor/Purchaser) re: Request for Postponement of Foreclosure Sale/Purchase of Note/Trust Deed on 3 AM LLC; Conferred & discussed with S. Park (SBA) at length re: Same as above. | 2.80 195.00/hr | 546.00 |
| | RVG Loan Servicing 5.1 hours (one way) trip travel From John Wayne (Orange County) Airport to BWI Baltimore Airport to meet with TSC's lawyer, Foreclosure Trustee & Receiver/Management Co. re: 3 AM LLC's Foreclosure Sale Proceedings. (Half-pay travel time). | 2.60 195.00/hr | 507.00 |
| 12/2/2014 | RVG Loan Servicing 1.3 hours round trip travel From Hotel (Downtown Baltimore) to 3 AM LLC's Foreclosure Sale (Capitol Heights, Maryland) to meet with TSC's lawyer, Foreclosure Trustee & Receiver/Management Co. & attend re: 3 AM LLC's Foreclosure Sale Proceedings. (Half-pay travel time). | 0.70 195.00/hr | 136.50 |
| | RVG Loan Servicing Met & attended Foreclosure Sale proceedings on 3 AM LLC with legal counsel (C. Hopkin), A. Hou (SBA Esquire), M. Williams (Receiver/Mngm't Co.) & J. Cooper (Trustee/Auctioneer) in concert (telephonically) with Thomas Seaman (Receiver). | 2.60 195.00/hr | 507.00 |
| | RVG Loan Servicing Telephone conference at BWI Baltimore Airport with legal counsel (C. Hopkin), J. Cooper (Auctioneer/Trustee), M. Patel (Highest Bidder) & discussed at length several times re: 3 AM LLC's Foreclosure Sale's | 1.80 195.00/hr | 351.00 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|---|-------------------|---------------|
| | proceeds distribution, ratification of sale, vesting of ownership, possession & management of property (Hotel) & deficiency balance recovery; Responded to several emails/phone calls of borrowers re: Servicing issues (Refinance/Waiver of Pre-Payment Penalty & Payment Deferments) re: Meyer's Castle, Assisted Medical Transport, Decorative Paving, etc; Informed/notified S. Park (SBA) telephonically re: Same as above. | | |
| 12/3/2014 | RVG Loan Servicing Reviewed, conferred & responded to legal counsel (C. Hopkin) re:3 AM LLC's Foreclosure Sale Synopsis (Memorializing the Substance of the Foreclosure Sale Proceedings). | 0.60 195.00/hr | 117.00 |
| 12/4/2014 | RVG Loan Servicing Reviewed, discussed & conferred with legal counsel (C. Hopkin) at length re: Motion to Ratify Foreclosure Sale/Report of Sale/Affidavit of Compliance with Notice Requirements of MD. Rule 14-12/Affidavit of Fairness of Sale Under MD. Rule 14-305(A) on 3 AM LLC. | 1.80 195.00/hr | 351.00 |
| | RVG Loan Servicing Met with Matthew F. (Receiver) & discussed various borrowers' at length re: SBC's 504 FMLP/7(a) loans' servicing (Monetary/Technical Defaults) issues; Followed up phone call to Justin Giarla (borrower) re: NSF ACH payment; Followed up phone call from Shema Sherwin (borrower) re: Required financial statements; Followed up phone call from Sergio Urquiza (borrower) re: Meyer's Castle's Refi/Required financial statements & payment deferment. | 1.30 195.00/hr | 253.50 |
| 12/5/2014 | RVG Loan Servicing Telephone conference with legal counsel (C. Hopkin)/A. Cooper (Auctioneer/Trustee) & discussed re: Buyer's full required deposit in escrow & Motion to Ratify Foreclosure Sale based on Sale Report. | 0.50 195.00/hr | 97.50 |
| 12/9/2014 | RVG Loan Servicing Reviewed, conferred & discussed with legal counsel (C. Hopkin) re: 3 AM LLC's Sale's Contract/Report of Sale; Telephone conference with legal counsel (C. Hopkin)/E. Barkai (Esquire)/H. Patel (Highest Bidder/Buyer) & discussed at length re: Possession of foreclosed property/vesting of ownership, management/operation of property, collection of payments/interest prior to ratification of sale & remittance of foreclosure sale proceeds; Extraction/remittance of Auctioneer's fees from sale's proceeds. | 1.40 195.00/hr | 273.00 |
| 12/10/2014 | RVG Loan Servicing Responded, discussed & provided with Shema Sherwin's (Borrower) emails/phone calls re: Complete Senior Living's Refinance/requested a copy of Deed of Trust & payoff amount; Met with T. McDonnell (Receiver) re: Meyer's Castles' Cancelled Insurance; Prepared & recommended to Thomas Seaman (Receiver) recommendations re: Payment of Insurance Premium on Meyer's Castle pursuant to the SBA's SOPs; Prepared & drafted Demand Letter to Sergio Lizgio | 2.30 195.00/hr | 448.50 |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|---|-----------------|---------------|
| | (Borrower) re: Cure of Technical Default (Insurance Cancellation/Insurance Premium Payment) on Meyer's Castle; Met with Matthew F. (Receiver) re: Servicing/Liquidation (Monetary/Technical Defaults) on Meyer's Castle & other various loans. | | |
| 12/12/2014 | RVG Loan Servicing | 1.40 | 273.00 |
| | Received, reviewed, responded & concurred with legal counsel (C. Hopkin)/Kristen J. (Receiver) re: 3 AM LLC's incurred legal fees/foreclosure sale proceeds remittance; Amended, modified & finalized Monetary/Technical Defaults (Payment Shortage/Insurance Coverage/Installment Payment Plan) Demand Letters re: Meyer's Castle/Olympia Bragato. | 195.00/hr | |
| 12/16/2014 | RVG Loan Servicing | 0.40 | 78.00 |
| | Responded & discussed legal counsel's (C. Hopkin) emails/phone call re: Borrower's counsel filing Frivolous Injunction to Stop Court from Ratifying Foreclosure Sale/Transfer of Title; Finalized & sent Monetary/Technical Default Demand Letters re: Lizgio LLC/Meyer's Castle & Elizabeth Urquiza Living Trust/Meyer's Castle. | 195.00/hr | |
| | RVG Loan Servicing | 0.40 | 78.00 |
| | Finalized & sent Monetary/Technical Default Demand Letters re: Lizgio LLC/Meyer's Castle & Elizabeth Urquiza Living Trust/Meyer's Castle. | 195.00/hr | |
| 12/19/2014 | RVG Loan Servicing | 0.30 | 58.50 |
| | Conferred & discussed with legal counsel (C. Hopkin)/Kristen J. (Receiver) re: 3 AM LLC's Bond Premium/Remittance of the Sale's Proceeds to Receiver. | 195.00/hr | |
| | RVG Loan Servicing | 0.60 | 117.00 |
| | Followed up phone call from Shema Sherwin (Borrower) & discussed re: Refinance of both Assisted Medical Transport/Complete Senior Living & sell of Note to a 3rd Party Purchaser. | 195.00/hr | |
| | RVG Loan Servicing | 0.50 | 97.50 |
| | Draft & prepared Technical Default Demand Letter (Insurance Premium Installment Payment Plan) re: Strawberry Inn. | 195.00/hr | |
| 12/22/2014 | RVG Loan Servicing | 0.40 | 78.00 |
| | Responded to email/phone call from D. Reece (Insurance Agent) & discussed re: Payment of Hazard/Fire Insurance Coverage Premium on Strawberry Inn. | 195.00/hr | |
| 12/23/2014 | RVG Loan Servicing | 0.70 | 136.50 |
| | Met & discussed with Kristen J. (Receiver) at length re: 3 AM LLC's Sale's proceeds application process (Expenses, Interests & Principal) thru an SBA Form #172. | 195.00/hr | |

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|--|-------------------|---------------|
| 12/29/2014 | RVG Loan Servicing Reviewed & responded to legal counsel (C. Hopkin) email copied Kristen J. (Receiver) re: Final approval of Court's required posted bond. The premium is 4%, for a total (recoverable) cost of \$15,600. | 0.40 195.00/hr | 78.00 |
| | RVG Loan Servicing Followed up phone call to S. Urquiza (borrower) & discussed at length the legal ramifications re: Meyer's Castle's Monetary/Technical Default Demand Letter issues; Also discussed Meyer's Castle payment moratorium & refinance of loan. | 0.70 195.00/hr | 136.50 |
| 12/30/2014 | RVG Loan Servicing Followed up phone call from S. Urquiza (borrower) & discussed at length re: Meyer's Castle's Loan Payment (Reinstatement) & cure of the Monetary/Technical Default issues; Telephone conference with Matthew F. (Receiver)/ K. McCloskey (First Choice Bank) & discussed at length re: Anaheim White House refinance/payoff of loan. | 0.80 195.00/hr | 156.00 |
| 12/1/2014 | TAS Loan Servicing Telephone call with 11th hour potential take out lender for 3-AM. | 0.40 375.00/hr | 150.00 |
| | TAS Loan Servicing Telephone call with Jason Cozart re purchase of 3-AM loan, need to go to foreclosure sale. | 0.30 375.00/hr | 112.50 |
| 12/2/2014 | TAS Loan Servicing Telephone call with Rafael re calls from 3-AM foreclosure tomorrow. | 0.40 375.00/hr | 150.00 |
| | TAS Loan Servicing Conference call with foreclosure trustee, counsel, and Rafael re opening bid and auction process, SBA, etc. | 0.50 375.00/hr | 187.50 |
| 12/3/2014 | TAS Loan Servicing Attend 3-AM foreclosure trustee sale by phone. | 0.50 375.00/hr | 187.50 |
| 12/10/2014 | TAS Loan Servicing Meet and confer re payments, financial statements, property taxes, review insurance direct re payment of premium. | 0.40 375.00/hr | 150.00 |
| 12/11/2014 | TAS Loan Servicing Review collections. | 0.40 375.00/hr | 150.00 |
| 12/15/2014 | TAS Loan Servicing Review status of obtaining current financials. | 0.30 375.00/hr | 112.50 |
| 12/18/2014 | TAS Loan Servicing Review email re 3-AM foreclosure completion, bond etc. | 0.20 375.00/hr | 75.00 |

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| | | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|-----|--|-------------------|---------------|
| 12/18/2014 | TAS | Loan Servicing Review late fee charges. | 0.30 375.00/hr | 112.50 |
| 12/19/2014 | TAS | Loan Servicing Give direction re insurance issue with borrower. | 0.20 375.00/hr | 75.00 |
| 12/4/2014 | TM | Loan Servicing Received insurance info, updated spreadsheet, scanned and filed. | 0.10 175.00/hr | 17.50 |
| | TM | Loan Servicing Email to agent for Pham loan requesting revised liability insurance cert. | 0.10 175.00/hr | 17.50 |
| | TM | Loan Servicing Email to agent for Lizgio re request for renewed certs. | 0.30 175.00/hr | 52.50 |
| 12/5/2014 | TM | Loan Servicing Email to agent for Urquiza re need for renewed certs. | 0.10 175.00/hr | 17.50 |
| | TM | Loan Servicing Received new liability insurance cert for Pham. Updated spreadsheet and filed other documents and correspondence re same. | 0.20 175.00/hr | 35.00 |
| 12/8/2014 | TM | Loan Servicing Email from agent re property insurance re Urquiza. Replied re same re need for renewal. Received reply re rewritten policy. Requested new certs for the rewritten policy. | 0.20 175.00/hr | 35.00 |
| | TM | Loan Servicing Email to agent for Airport Blvd. re need for renewed certs. | 0.10 175.00/hr | 17.50 |
| 12/10/2014 | TM | Loan Servicing Email from agent for Meyer's Castle re need for payment, cancellation, etc. Emailed reply seeking info on invoice, informed Rafael and Kristen re same. Call to agent with instructions. Filed emails and documents of new policy in both files. Discussed with Rafael re payment possibilities. | 0.70 175.00/hr | 122.50 |
| | TM | Loan Servicing Email to agent for Airport Blvd re need for certs. | 0.10 175.00/hr | 17.50 |
| 12/11/2014 | TM | Loan Servicing Received cancellation notice re Bragato, call to insurer and received instructions. Faxed letter requesting Evidence or notice. | 0.50 175.00/hr | 87.50 |
| 12/16/2014 | TM | Loan Servicing Received fax of Evidence of Prop Insurance for property on San Carlos. Edit to spreadsheet. | 0.10 175.00/hr | 17.50 |

Thomas Seaman, Receiver for SBC

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| | | <u>Hrs/Rate</u> | <u>Amount</u> |
|------------|---|-------------------|--------------------|
| 12/17/2014 | TM Loan Servicing Received notice of rescission for Bragato, scanned and filed. | 0.20 175.00/hr | 35.00 |
| 12/18/2014 | TM Loan Servicing Received insurance cancellation for Sunshine and Strawberry Inn. Made scans and inquiries to agents. | 0.40 175.00/hr | 70.00 |
| 12/19/2014 | TM Loan Servicing Review of insurance cancellations, emails and phone calls to agents re Stanislaus, Sunshine, Meyer's, Bragato. Updated spreadsheet, filed items in doc files. Emails to Kristen and Rafael re Sunshine and need for payment. | 2.10 175.00/hr | 367.50 |
| 12/22/2014 | TM Loan Servicing Email to Kristen and Rafael inquiring about payment on Sunshine. | 0.10 175.00/hr | 17.50 |
| 12/29/2014 | TM Loan Servicing Review of insurance needs for Focus, email to agent requesting Evidence. | 0.20 175.00/hr | 35.00 |
| | TM Loan Servicing Email from Rafael re loan documents. Searched files for documents. | 0.10 175.00/hr | 17.50 |
| 12/30/2014 | TM Loan Servicing Received email with new policy for Focus Hospitality, reviewed against requirements, updated spreadsheet, filed in doc files. | 0.50 175.00/hr | 87.50 |
| 12/31/2014 | TM Loan Servicing Received new certs for Southcoast Cabinet and Ferchoff Hawaii HOA. Entered into spreadsheet, made scans and placed in doc files. | 0.40 175.00/hr | 70.00 |
| | SUBTOTAL: | [173.70 | 22,238.00] |
| | For professional services rendered | 173.70 | \$22,238.00 |
| | Balance due | | <u>\$22,238.00</u> |