

In the Supreme Court of Nevada

TRUDI LEE LYTLE; and JOHN ALLEN LYTLE, as
trustees of THE LYTLE TRUST,

Appellants,

vs.

SEPTEMBER TRUST, DATED MARCH 23, 1972;
GERRY R. ZOBRIST AND JOLIN G. ZOBRIST, as
trustees of the GERRY R. ZOBRIST AND JOLIN
G. ZOBRIST FAMILY TRUST; RAYNALDO G.
SANDOVAL AND JULIE MARIE SANDOVAL
GEGEN, as Trustees of the RAYNALDO G. AND
EVELYN A. SANDOVAL JOINT LIVING AND
DEVOLUTION TRUST DATED MAY 27, 1992;
DENNIS A. GEGEN AND JULIE S. GEGEN,
Husband and wife, as joint tenants,

Respondents.

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May 04 2022 10:22 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

APPEAL

from the Eighth Judicial District Court, Clark County
The Honorable TIMOTHY C. WILLIAMS, District Judge
District Court Case Nos. A-16-747800-C and A-17-765372-C

APPELLANTS' APPENDIX

VOLUME 5

PAGES 1001-1250

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CERTIFICATE OF SERVICE

I certify that on May 4, 2022, I submitted the foregoing
“Appellants’ Appendix” for filing *via* the Court’s eFlex electronic filing
system. Electronic notification will be sent to the following:

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7740 W. Sahara Avenue
Las Vegas, Nevada 89117

*Attorneys for Respondents September
Trust, dated March 23, 1972, Gerry R.
Zobrist and Jolin G. Zobrist, as
trustees of the Gerry R. Zobrist and
Jolin G. Zobrist Family Trust,
Raynaldo G. Sandoval and Julie
Marie Sandoval Gegen, as trustees of
the Raynaldo G. and Evelyn A.
Sandoval Joint Living and Devolution
Trust dated May 27, 1992, and Dennis
A. Gegen and Julie S. Gegen, husband
and wife, as joint tenants*

/s/ Jessie M. Helm
An Employee of Lewis Roca Rothgerber Christie LLP

EXHIBIT “11”

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CLERK OF THE COURT

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3 Nevada State Bar # 11592

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10 Attorneys for Plaintiffs

11 JOHN ALLEN LYTLE and

12 TRUDI LEE LYTLE

13 **DISTRICT COURT**

14 **CLARK COUNTY, NEVADA**

15 JOHN ALLEN LYTLE and TRUDI LYTLE, as
16 Trustees of the Lytle Trust,

17 Plaintiffs,

18 v.

19 ROSEMERE ESTATES PROPERTY OWNERS
20 ASSOCIATION, a Nevada non-profit corporation;
21 and DOES I through X, inclusive,

22 Defendants.

23 ROSEMERE ESTATES PROPERTY OWNERS
24 ASSOCIATION, a Nevada non-profit corporation;
25 and DOES I through X, inclusive,

26 Counterclaimants,

27 v.

28 JOHN ALLEN LYTLE and TRUDI LYTLE, as
Trustees of the Lytle Trust,

Counterdefendants.

CASE NO. A-10-631355-C
Dept.: XXXII

**ORDER GRANTING PLAINTIFF JOHN
ALLEN LYTLE AND TRUDI LEE
LYTLE'S, AS TRUSTEES OF THE LYTLE
TRUST, MOTION FOR ATTORNEYS'
FEES**

Hearing Date: March 21, 2017
Hearing Time: 9:30 a.m.

On March 21, 2017, Plaintiffs John Allen Lytle and Trudi Lee Lytle ("Plaintiffs") Motion for Attorneys' Fees came on regularly for hearing, the Honorable Rob Bare presiding. Plaintiffs appeared through counsel, Richard E. Haskin, Esq. of Gibbs Giden Locher Turner, Senet & Wittbrodt, LLP. There was no appearance for Defendant Rosemere Estates Property Owners'

APR 12 2017

1 Association ("Defendant"). Defendant did not file an opposition to the Motion and did not make an
 2 appearance at the hearing. Having considered the Motion, the arguments of counsel, the pleadings
 3 and papers on file herein, and good cause appearing therefore, the Court finds:

4 1. As the prevailing parties, Plaintiffs are entitled to an award of attorney fees under the
 5 Original CC&Rs, the Amended CC&Rs and NRS § 116.4117.

6 2. The plain terms of the Original CC&Rs authorize an award of fees in favor of
 7 Plaintiffs. As the Original CC&Rs provide, in pertinent part:

8 24. Except as otherwise provided herein, Subdivider or any owner or
 9 owners of any of the lots shall have the right to enforce any or all of the
 10 provisions of the covenants, conditions, and restrictions upon any other
 11 owner or owners. In order to enforce said provision or provisions, any
 appropriate judicial proceeding in law or in equity may be initiated and
 prosecuted by any lot owners or owners against any other owner or
 owners.

12 25. Attorney's Fees: In any legal or equitable proceeding for the
 13 enforcement of or to restrain the violation of the Declaration of Covenants,
 14 Conditions and Restrictions or any provision thereof, the losing party or
 parties shall pay in such amount as may be fixed by the court in such
 proceeding.

15 See Original CC&Rs, ¶¶ 24, 25.

16 3. Plaintiffs prevailed in this action, and the Court granted Plaintiffs' motion for
 17 summary judgment, in its entirety, declaring all of the liens against Plaintiffs' property were
 18 wrongfully recorded and slandered the Plaintiffs' property. Accordingly, Plaintiffs are entitled to an
 19 award of attorney fees, pursuant to the terms of the Original CC&Rs.

20 4. Further, the Amended CC&Rs also contain a mandatory fee shifting provision
 21 entitling Plaintiffs to an award of attorney fees. As provided in the Amended CC&Rs, Section
 22 16.1(a):

23 16.1(a) In the event the Association, or any Owner shall commence
 24 litigation or arbitration to enforce any of the covenants, conditions,
 25 restrictions or reservations contained in the Governing Documents, the
 26 prevailing party in such litigation or arbitration shall be entitled to
 costs of suit and such attorney's fees as the Court or arbitrator may
 adjudge reasonable and proper.

27 See Amended CC&Rs, § 16.1(a).

28 ///

1 5. A litigant can recover attorneys' fees when a contract, such as the Amended CC&Rs,
2 is held unenforceable. *Mackintosh v. California Federal Sav. & Loan Ass'n* (1997) 113 Nev. 393,
3 405-406, 935 P.2d 1154, 1162.

4 6. Finally, Plaintiffs are also entitled to an award of attorney fees pursuant to NRS
5 116.4117. NRS 116.4117 provides as follows:

6 1. Subject to the requirements set forth in subsection 2, if a declarant,
7 community manager or any other person subject to this chapter fails to
8 comply with any of its provisions or any provision of the declaration
9 or bylaws, any person or class of persons suffering actual damages
10 from the failure to comply may bring a civil action for damages or
11 other appropriate relief. . .

12 4. The court may award reasonable attorney's fees to the prevailing
13 party.

14 7. The term "damages" in the phrase "suffering actual damages" refers to damages in
15 the general sense of specifically provable injury, loss, or harm rather than the specific sense of
16 economic damages. Whether quantifiable as a monetary loss or not, Plaintiffs suffered an injury,
17 loss or harm as a result of the Association's actions. Accordingly, under the statute they had the
18 right to bring a civil action for damages or other appropriate relief and, having, prevailed thereon
19 may be awarded their reasonable attorney fees as the prevailing party.

20 8. Plaintiffs' attorneys' fees, as set forth in the Motion and the affidavits in support
21 thereof, satisfy the factors set forth in *Brunzell v. Golden gate Nat'l Bank* (1969) 85 Nev. 345, 349,
22 455 P.2d 31, 33. The Court considered all of the factors and applied them to Plaintiffs' request for
23 attorneys' fees.

24 9. Specifically, the Court considered: (1) the qualities of the advocate, *i.e.* his ability,
25 training and experience; (2) the character of the work done, its difficulty, intricacy, importance, time
26 and skill required; (3) the work actually performed by the attorneys; and (4) the result, *i.e.* whether
27 the attorney was successful in achieving a result for the client.

28 10. The Court applied each of the foregoing *Brunzell* factors to the work performed by
Plaintiffs' attorneys, as set forth in the various affidavits and declarations presented to this Court
with the moving papers, and concludes that each factor favors an award of the fees requested.

///

11. Plaintiffs' attorneys did exceptional work in connection with this contentious action, and the fees requested are reasonable given Plaintiffs' counsel's qualifications, the character of the work, the time and skill required, and the result achieved.

12. Plaintiffs are further entitled to costs in accordance with NRS 18.020.

Therefore,

IT IS HEREBY ORDERED that that Plaintiffs' Motion for Attorneys' Fees is GRANTED.

IT IS FURTHER ORDERED that Plaintiffs are awarded \$274,608.28 in attorneys' fees and \$4,725.00 in costs as against Defendant.

DATED this 14 day of April, 2017.


HONORABLE ROB BARE
DISTRICT COURT JUDGE

Submitted by:

GIBBS GIDEN LOCHER TURNER, SENET
& WITTBRODT LLP


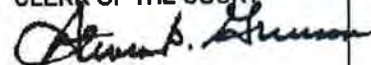

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EXHIBIT “12”

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Steven D. Grierson
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11 JOHN ALLEN LYTLE and
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13 **DISTRICT COURT**
14 **CLARK COUNTY, NEVADA**

15 JOHN ALLEN LYTLE and TRUDI LYTLE, as
16 Trustees of the Lytle Trust,

17 Plaintiffs,

18 v.

19 ROSEMERE ESTATES PROPERTY OWNERS
20 ASSOCIATION, a Nevada non-profit corporation;
21 and DOES I through X, inclusive,

22 Defendants.

23 ROSEMERE ESTATES PROPERTY OWNERS
24 ASSOCIATION, a Nevada non-profit corporation;
25 and DOES I through X, inclusive,

26 Counterclaimants,

27 v.

28 JOHN ALLEN LYTLE and TRUDI LYTLE, as
Trustees of the Lytle Trust,

Counterdefendants.

CASE NO. A-10-631355-C
Dept.: XXXII

**ORDER GRANTING PLAINTIFF JOHN
ALLEN LYTLE AND TRUDI LEE
LYTLE'S, AS TRUSTEES OF THE LYTLE
TRUST, PUNITIVE DAMAGES AFTER
HEARING**

Hearing Date: March 21, 2017
Hearing Time: 9:30 a.m.

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1 On April 25, 2017, Plaintiffs John Allen Lytle and Trudi Lee Lytle, as Trustees of the Lytle
2 Trust, ("Plaintiffs") Motion for Damages came on regularly for hearing, the Honorable Rob Bare
3 presiding. Plaintiffs appeared through counsel, Richard E. Haskin, Esq. of Gibbs Giden Locher
4 Turner, Senet & Wittbrodt, LLP. The Court held an evidentiary hearing, and Plaintiffs presented
5 Trudi Lee Lytle as a witness. There was no appearance for Defendant Rosemere Estates Property
6 Owners' Association ("Association"). The Association did not file an opposition to the Motion for
7 Damages and did not make an appearance at the hearing.

8 Having considered the Motion, the testimony of Trudi Lee Lytle at hearing, and the exhibits
9 admitted during the hearing, having also heard the arguments of counsel, the pleadings and papers
10 on file herein, and good cause appearing therefore, the Court finds:

11 1. The Lytles prevailed on summary judgment with respect to their slander of title claim.
12 Order, Conclusions of Law, ¶¶ 16-27.

13 2. Plaintiffs suffered damages as a result of the Board's retaliatory actions in the form of
14 attorneys' fees and costs incurred in removing the cloud on title. *Summa Corp. v. Greenspun*, 98
15 Nev. 528, 532, 655 P.2d 513, 515 (1982).

16 3. Plaintiffs planned to build a dream home in the Rosemere Estates community, and the
17 actions taken by the Board with respect to the recording of the three liens against Plaintiffs' property
18 were intentionally and directly targeted at Plaintiffs in order to prevent them from ever moving into
19 the community.

20 4. The Association, through its Board, recorded three (3) improper and unlawful liens
21 against Plaintiff's Property. Each lien incorporated the prior lien amount, reaching a total of
22 \$209,883.19, when the only amount that had been adjudicated and could possibly be subject to lien,
23 if at all, was \$52,255.19. With respect to this amount, Plaintiffs posted a bond in that amount which
24 was deemed, by the Association, as good and sufficient. Hence, any lien was unnecessary.

25 5. The Court finds that the Association did not have a right to have any of these liens
26 recorded against Plaintiffs' Property.

27 6. The totality of the liens made it impossible for Plaintiffs to sell the Property.

28 ///

1 7. The Association's actions were clearly taken in order to prevent Plaintiffs from
2 building their dream home and ever residing in the community.

3 8. Once more, Plaintiffs underwent financial hardship in posting the various bonds in
4 order to appeal this action (and other actions).

5 9. This matter commenced with the unlawful amendment in July 2007 and did not
6 conclude until the Supreme Court affirmed the District Court's ruling that the Association's conduct
7 was, indeed, unlawful and in violation of the Lytles' rights as homeowners, subjecting Plaintiffs to
8 years of costly litigation.

9 10. The Association suspended the Plaintiffs' voting rights, the right to run for the Board,
10 blocked Plaintiffs' attendance at meetings, and suspended membership privileges, all without
11 complying with Article 12, Section 1.2(d) of the Amended CC&Rs and NRS 116.31041(2).

12 11. The Association's retaliatory actions did, indeed, cost Plaintiffs their dream home,
13 and Plaintiffs cannot now afford to build on the property they purchased long ago.

14 12. The evidence presented by Plaintiffs provides ample and clear and convincing
15 evidence that the Association's actions were malicious and taken with the clear intent to injure the
16 Lytles through causing them financial and emotional distress.

17 13. The Association is, therefore, guilty of civil oppression and malice.

18 14. The Court previously found and awarded attorneys' fees in the amount of
19 \$274,608.28.

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1 Therefore,

2 IT IS HEREBY ORDERED that that Plaintiffs' be awarded punitive damages in the amount
3 of \$823,824.84 pursuant to NRS 42.005.


4
5 DATED this 11 day of May, 2017.

6
7 
8 HONORABLE ROB BARE
DISTRICT COURT JUDGE

9 ROB BARE
JUDGE, DISTRICT COURT, DEPARTMENT 3A

10
11 Submitted by:

12 GIBBS GIDEN LOCHER TURNER, SENET
13 & WITTBRODT LLP

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EXHIBIT “13”

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DISTRICT COURT

CLARK COUNTY, NEVADA

JOHN ALLEN LYTLE and TRUDI LEE LYTLE,
as Trustees of the Lytle Trust,

Plaintiff,

v.

ROSEMERE ESTATES PROPERTY OWNERS'
ASSOCIATION; SHERMAN L. KEARL, an
individual, GERRY G. ZOBRIST, an individual,
and DOES 1 through 10, inclusive,

Defendants.

CASE NO. A- 15 - 716420 - C
Dept.: XXX

**COMPLAINT FOR DECLARATORY
RELIEF**

ARBITRATION EXEMPT
(Appeal from Arbitration; Declaratory Relief
Requested)

COMES NOW Plaintiff, the LYTLE TRUST, by and through its Trustees, John Allen Lytle and Trudi Lee Lytle, herein by and through their attorneys, GIBBS GIDEN LOCHER TURNER, SENET & WITTBRODT, LLP, and Richard E. Haskin, Esq., and for its Complaint against ROSEMERE ESTATES PROPERTY OWNERS ASSOCIATION (the "Association"), states unto this Court as follows:

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GENERAL ALLEGATIONS

1
2 1. Plaintiff, the Lytle Trust ("Plaintiff"), is the current owner of real property located
3 1930 Rosemere Court, in Clark County, Nevada, APN 163-03-313-009, and described as:

4 Lot Nine (9) of Rosemere Court, as shown by map thereof on file in Book 59,
5 of Plats, Page 58, in the Office of the County Recorder of Clark County,
6 Nevada ("Plaintiff's Property").

7 Plaintiff's Property was previously owned by J. Allen Lytle and Trudi L. Lytle, the current
8 Trustees of the Lytle Trust, having been purchased by deed recorded November 15, 1996. A true
9 copy of said deed is attached hereto, and incorporated herein, as Exhibit "1."

10 2. Defendant, the Association, at all times herein mentioned is comprised of nine (9)
11 owners of single family lots all as more particularly described in the recorded Declaration of
12 Covenants, Conditions and Restrictions, dated January 4, 1994 (the "CC&Rs") for the Association,
13 as recorded in the official records of the Clark County Nevada Recorder's office. A true and correct
14 copy of the CC&Rs is attached hereto, and incorporated herein, as Exhibit "2."

15 3. The true names and capacities of Defendants sued herein as DOES 1 through 10,
16 inclusive, and each of them, are presently unknown to Plaintiff, and, therefore, they are sued herein
17 under fictitious names, and when the true names are discovered, Plaintiff will seek leave to amend
18 this Complaint and proceedings herein to substitute the true names of said Defendants. Plaintiff is
19 informed and believes and based thereon alleges that each of the Defendants designated herein as a
20 DOE is negligent or responsible in some manner for the events herein referred to and negligently,
21 carelessly, recklessly and in a manner that was grossly negligent and willful and wanton, caused
22 damages proximately thereby to the Plaintiff as herein alleged.

23
24 5. That since the Association is comprised of only nine (9) units, the Association is
25 classified as a small planned community pursuant to NRS 116.1203, and is exempt from many of the
26 provisions of NRS Chapter 116. Further, the Association is a *limited purpose association* pursuant
27 to NRS 116.1201.

28 ///

1 6. The CC&Rs provide, in pertinent part:

- 2 a) Establishment of a "property owners committee" responsible for (a)
3 determining the type and cost of landscaping exterior wall planters,
4 entrance way planters, which cost is equally divided amongst the nine (9)
5 owners; (b) maintaining the exterior perimeter and frontage; (c)
6 maintaining the entrance gate; and (d) maintaining the private drive and
7 the sewer system.
- 8 b) "...an owner or owners of any of the lots shall have the right to enforce
9 any or all of the provisions of the covenants, conditions and restrictions
10 upon any other owner or owners."

11 7. Pursuant to the direction of the CC&Rs, the Rosemere Estates owners formed the
12 "owners' committee," tasked with the limited landscape maintenance duties set forth in the CC&Rs.

13 8. On February 25, 1997, the Rosemere Estates homeowners on the "owners'
14 committee" (as referenced in paragraph 21 of the CC&Rs) formed the Association as a NRS,
15 Chapter 82 non-profit corporation. The homeowners did not convey any of the Rosemere Estates
16 lots to the Association, as the intent of the Association was and is a limited purpose association
17 pursuant to the CC&Rs and 116.1201.

18 9. NRS 116.1201, 116.31083, and 116.31152 requires that a limited purpose association,
19 such as the Association, maintain a Board of Directors.

20 10. The Association at all times has been governed by a three (3) person Board of
21 Directors, consisting of a President, Secretary and Treasurer.

22 11. The Association consistently held Board elections through March 2010, pursuant to
23 the protocols and methodology of NRS 116.31034, even though the Association is a limited purpose
24 association, and Chapter 116 fails to provide for a method of election of a Board.

25 12. The Board last held an election on March 24, 2010. The Board members in place
26 from 2010 through July 2013 were as follows: Ray Sandoval (President), Orville McCumber
27 (Secretary), and Johnnie McCumber (Treasurer).

28 ///

1 13. On January 27, 2014, during an unrelated court hearing involving the Association,
2 Orville McCumber, former Board Secretary, testified under oath that he no longer sat on the
3 Association's Board. In August 2015, Ray Sandoval, former Board President, told Plaintiff that the
4 Board "dissolved" and had not conducted any business since July 29, 2013. During this
5 conversation, Mr. Sandoval stated that the Board had not conducted any meetings since July 2013,
6 and did not intend on conducting any future meetings or conducting any future Association business.
7 It was abundantly clear from this conversation that the Board simply does not exist, and all former
8 officers abandoned their positions.

9 14. Presently, there is no sitting and acting Board for the Association, even though such a
10 board is mandated pursuant to NRS 116.1201, 116.31083, 116.31152.

11 15. As a result of not having a Board, the Association cannot conduct business and
12 maintain the community as required by the CC&RS, and Chapters 82 and 116 of the Nevada
13 Revised Statutes. Therefore, the Rosemere Estates community has begun to dilapidate. Further, the
14 Association has not paid its annual dues to the Nevada Secretary of State, the Nevada Department of
15 Real Estate or filed any of the required forms with these agencies. As it stands, the Association is in
16 "default" status with the Nevada Secretary of State.

17 16. Further, the Association presently is defending and maintaining appeals with the
18 Nevada Supreme Court, and the attorneys for the Association are acting without any direction or
19 control. There is no Board to enjoy the attorney client privilege, direct counsel, or review and pay
20 attorneys' fee bills and court costs.

21 17. It also is unknown at this time to Plaintiff or the Association members who possesses
22 the Association's checkbook and is maintaining the Association's business and attorney-client
23 records. Pursuant to NRS 116.311395, only a Board member or a community manager is authorized
24 to deposit, maintain, or invest community funds. As such, an election needs to be held immediately
25 in order to place a Board and re-commence the maintenance and affairs of the Association.

26 18. Plaintiff has demanded that the Association's attorneys conduct an election for a
27 Board for the reasons set forth above, which demands have been rejected.

28 ///

FIRST CAUSE OF ACTION**(For Declaratory Relief Against The Association and DOES 1 through 10)**

19. Plaintiff incorporates the allegations contained in Paragraphs 1 through 18 herein as though set forth in full.

20. There exists a controversy between Plaintiff and Defendants regarding the interpretation, application and enforcement of the CC&Rs and Chapter 116 with respect to holding and conducting an election for the Board of Directors, requiring a determination by this Court and entry of declaratory relief.

21. Plaintiff contends that an election must be held immediately so Directors can be elected to the Board and transact the business of the Association and carry out the mandatory maintenance duties and pay the essential bills (e.g. Secretary of State and NRED fees). The Association, through its attorneys, however, have refused to conduct an election despite repeated demands.

22. Plaintiff desires a judicial determination of the parties' rights and duties and a declaration that the CC&Rs, and Chapters 82 and 116 of the Nevada Revised Statutes require an election to take place immediately.

23. Plaintiff further seeks a declaration from the Court that the election should be conducted pursuant to NRS 82.271, 82.276, 82.286 and 82.306, which require that the Association (or Chapter 82 corporation) conduct an election at each annual meeting, or no later than 18 months after the last election. Further, if the Association, as a Chapter 82 corporation, fails or refuses, as is the case here, to hold an election within 18 months after the last election, "the district court has jurisdiction in equity, upon application of any one or more of the members of the corporation directors or for the election of delegates who are entitled to elect directors..." NRS 82.306. Here, there has been no Board election for over five (5) years. Further, all past Board Directors resigned their positions in July 2013. Plaintiff, as the owner of one of the nine lots, represents 11% of the voting power. Thus, Plaintiff may apply to the district court to hold an election, and as set forth below, fully intend to do so if needed.

24. A judicial declaration requiring an election for the Board of Directors is necessary and appropriate at this time so that a Board of Directors can be elected and maintain the community as required by the CC&Rs and Chapters 82 and 116 of the Nevada Revised Statutes.

25. That the CC&Rs provide for the award of reasonable attorney fees and costs to a prevailing party.

WHEREFORE, Plaintiff prays that this Court:

FIRST CAUSE OF ACTION

(For Declaratory Relief Against the Association and DOES 1 through 10)

A. Enter a Declaratory Judgment in favor of Plaintiff and against the Association finding and declaring that (1) Chapter 116 requires the Association to have a Board of Directors at all times; (2) that the Association currently does not have a Board of Directors, and (3) that an election must be immediately conducted by the Association to fill all three positions for the Association's Board of Directors;

B. That because Chapter 116 does not prescribe a method of election for a limited purpose association, that the election shall be conducted in the manner and methods prescribed by Chapter 82 of the Nevada Revised Statutes;

C. That this Court appoint a neutral third party to maintain and monitor the election pursuant to this Court's order;

D. Enter an injunction mandating that the foregoing election take place immediately;

E. For an order directing a neutral third party to locate and maintain the Association's records, files, documents, and checkbooks until such time as a new Board of Directors is elected pursuant to this Court's order;

F. For attorneys' fees and costs pursuant to the CC&Rs and NRS 116.4117; and

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1 G. Award Plaintiff such further or other relief as this Court finds it just and proper in the
2 premises for a complete administration of justice.

3
4 DATED: April 1, 2015

GIBBS GIDEN LOCHER TURNER
SENET & WITTBRODT LLP

5
6 By: 

Richard E. Haskin, Esq.
Nevada State Bar # 11592
7450 Arroyo Crossing Parkway, Suite 270
Las Vegas, Nevada 89113-4059 Attorneys for JOHN
ALLEN LYTLE and TRUDI LYTLE, as Trustees of the
Lytle Trust

10
11 **COMPLETION OF NRS CHAPTER 38 DISPUTE RESOLUTION PROGRAM**

12 I, John and Allen and Trudi Lee Lytle, Trustees of the Lytle Trust, do hereby swear, under
13 penalty of perjury and under the laws of the State of Nevada, that the issues addressed in the this
14 Complaint have been referred to mediation pursuant to the provisions of NRS 38.300 to 38.360,
15 inclusive.

16 Dated: April __, 2015

17 John Allen Lytle, as Co-Trustee of the
Lytle Trust

18
19 Dated: April __, 2015

20 Trudi Lee Lytle, as Co-Trustee of the
Lytle Trust

GIBBS GIDEN LOCHER TURNER SENET & WITTBRODT LLP

001018

1 G. Award Plaintiff such further or other relief as this Court finds it just and proper in the
2 premises for a complete administration of justice.

3
4 DATED: April 1, 2015

GIBBS, GIDEN, LOCHER, TURNER & SENET LLP

5
6 By:

Richard E. Haskin, Esq.
Nevada State Bar # 11592
7450 Arroyo Crossing Parkway, Suite 270
Las Vegas, Nevada 89113-4059 Attorneys for JOHN
ALLEN LYTLE and TRUDI LYTLE, as Trustees of the
Lytle Trust

9
10 **COMPLETION OF NRS CHAPTER 38 DISPUTE RESOLUTION PROGRAM**

11 I, John Allen and Trudi Lee Lytle, Trustees of the Lytle Trust, do hereby swear, under
12 penalty of perjury and under the laws of the State of Nevada, that the issues addressed in the this
13 Complaint have been referred to mediation pursuant to the provisions of NRS 38.300 to 38.360,
14 inclusive.

15
16 Dated: April 1, 2015

John Allen Lytle
John Allen Lytle, as Co-Trustee of the
Lytle Trust

17
18 Dated: April 1, 2015

Trudi Lee Lytle
Trudi Lee Lytle, as Co-Trustee of the
Lytle Trust

19
20
21 State of Nevada
County of Clark

22 This instrument was acknowledged before
23 me this 1 day of APRIL, 2015
24 by JOHN ALLEN LYTLE

[Signature]
Notary Public

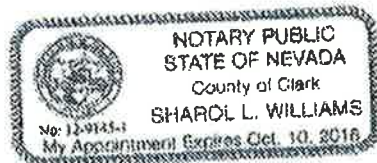
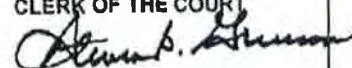


EXHIBIT “14”

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1 **ORD**

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9 Attorneys for Plaintiff
10 JOHN ALLEN LYTLE and TRUDI LEE
11 LYTLE, as Trustees of the Lytle Trust

12 **DISTRICT COURT**
13 **CLARK COUNTY, NEVADA**

14 JOHN ALLEN LYTLE and TRUDI LEE LYTLE,
15 as Trustees of the Lytle Trust,

CASE NO. A-15-716420-C
Dept.: XXX

16 Plaintiff,

17 v.

**ORDER GRANTING SUMMARY
JUDGMENT**

18 ROSEMERE ESTATES PROPERTY OWNERS'
19 ASSOCIATION; and DOES 1 through 10,
20 inclusive,

21 Defendants.

22 PLEASE TAKE NOTICE that on May 10, 2016, the Court heard Plaintiffs JOHN ALLEN
23 LYTLE and TRUDI LYTLE, as Trustees of the Lytle Trust (hereinafter "Plaintiff" or the "Lyttles")
24 MOTION FOR SUMMARY JUDGMENT in the above-captioned matter, filed on September 14,
25 2016. After considering the First Amended Complaint, deemed filed by Order of this Court on April
26 7, 2016, the Motion for Summary Judgment, the Declaration of Trudi Lytle, and evidence submitted
27 therewith, and hearing oral argument, and no opposition having been filed by Defendant and
28 Counterclaimant ROSEMERE ESTATES PROPERTY OWNERS ASSOCIATION ("Defendant"),
the Court grants Plaintiffs' Motion for Summary Judgment.

<input type="checkbox"/> Voluntary Dismissal	<input checked="" type="checkbox"/> Summary Judgment
<input type="checkbox"/> Involuntary Dismissal	<input type="checkbox"/> Stipulated Judgment
<input type="checkbox"/> Stipulated Dismissal	<input type="checkbox"/> Default Judgment
<input type="checkbox"/> Motion to Dismiss by Deft(s)	<input type="checkbox"/> Judgment of Arbitration

1
2 **I. FINDINGS OF FACT**

3 1. At all relevant times, Plaintiff has owned real property located at 1930 Rosemere
4 Court, Las Vegas, Nevada, Assessor Parcel No. 163-03-313-009, which was and is part of Rosemere
5 Estates ("Rosemere Estates").

6 2. Rosemere Estates consists of nine (9) properties, which originally were sold as
7 undeveloped lots.

8 3. As an owner of one (1) of nine (9) lots, the Plaintiff represents 11% of the voting
9 power.

10 4. Rosemere Estates is governed by the community's CC&Rs, which were drafted by
11 the Developer, and dated January 4, 1994 (the "CC&Rs").

12 5. The CC&Rs created a "property owners' committee" ("Owners Committee").

13 6. On February 25, 1997, the Owners Committee, unanimously formed "Rosemere
14 Estates Property Owners' Association" (the "Association") on February 25, 1997, a NRS 82 non-
15 profit corporation, for the purpose of acting as a limited purpose association pursuant to Nevada
16 Revised Statutes, Chapter 116.

17 7. Each property within Rosemere Estates is part of the Association.

18 8. The Owners Committee has consisted of three members, a President, Secretary and
19 Treasurer.

20 9. The Association held Board elections every three (3) years through March 2010.

21 10. Each election cycle, homeowners would be invited to submit applications to run for
22 the Board. Thereafter, election forms would be distributed, and an election would take place
23 wherein three (3) Board members were elected.

24 11. The last election took place on March 24, 2010.

25 12. Presently, there is no sitting and acting Board for the Association.

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1 **II. CONCLUSIONS OF LAW**

2 **A. Summary Judgment Standard**

3 1. Summary judgment shall be rendered in favor of a moving party if the pleadings,
4 depositions, answers to interrogatories, and admissions on file, together with the affidavits, if any,
5 show that there is no genuine issue as to any material fact and that the moving party is entitled to
6 judgment as a matter of law. NRCP Rule 56(c).

7 2. "Summary Judgment is appropriate and shall be rendered forthwith when the
8 pleadings and other evidence on file demonstrate that no 'genuine issue as to any material fact
9 [remains] and that the moving party is entitled to judgment as a matter of law." Wood v. Safeway,
10 121 Nev. Adv. Op. 73, 121 P.3d, 1026, 1029 (2005)(quoting NRCP 56(c)). In Wood, the Nevada
11 Supreme Court rejected the "slightest doubt" standard from Nevada's prior summary judgment
12 jurisprudence, Id. at 1037, and adopted the summary judgment standard which had been articulated
13 by the United States Supreme Court in its 1986 Trilogy: Celotex Corp. v. Catrett, 477 U.S. 317
14 (1986); Anderson v. Liberty Lobby, Inc., 477 U.S. 242 (1986); and Matsushita Electrical Industrial
15 Company v. Zenith Radio Corporation, 475 U.S. 574 (1986).

16 3. The application of the standard requires the non-moving party to respond to the
17 motion by "Set[ting] forth specific facts demonstrating existence of a genuine issue for trial."
18 Wood, 121 p.3d at 1031. This obligation extends to every element of every claim made, and where
19 there is a failure as to any element of a claim, summary judgment is proper. Barnettler v. Reno Air,
20 Inc., 114 Nevada 441, 447, 956, P2d. 1382, 1386 (1998).

21 4. The Nevada Supreme Court held that "Rule 56 should not be regarded as a
22 "disfavored procedural shortcut" but instead as an integral important procedure which is designed
23 "to secure just, speedy and inexpensive determination in every action." Wood, 121, p.3d at 1030
24 (quoting Celotex, 477 U.S. at 327). In Liberty Lobby, the U.S. Supreme Court noted that:

25 "Only disputes over facts that might affect the outcome
26 of the suit under governing law will properly preclude
27 the entry of summary judgment. Factual disputes that
28 are irrelevant or unnecessary will not be counted.

Id. (quoting Liberty Lobby, 477 U.S. at 247-48).

1 **B. The District Court Has The Authority To Order An Election**

2 5. The Association is a *limited purpose association* per NRS 116. While a limited
3 purpose association is not restricted by all of the provisions of Chapter 116, a limited purpose
4 association must have a Board of Directors. NRS 116.1201, 116.31083, 116.31152.

5 6. Pursuant to the provisions of Chapter 116 applicable to limited purpose associations,
6 the Board must conduct noticed meetings at least once every quarter, review pertinent financial
7 information, discuss civil actions, revise and review assessments for the common area expenses,
8 establish adequate reserves, conduct and publish a reserve study, and maintain the common areas as
9 required. NRS 116.31083 – 116.31152, 116.31073.

10 7. Further, the CC&Rs require the Board to oversee and conduct the maintenance of
11 defined common areas.

12 8. Chapter 116 does not provide for a method of elections for a limited purpose
13 association Board. However, a Board must exist and, as a consequence, so must elections. See
14 generally NRS 116.1201, 116.31083, 116.31152.

15 9. While Chapter 116 is silent, Chapter 82, provides needed guidance in this regard.
16 NRS 82.286 states that “[i]f a corporation has members entitled to vote for the election of directors,
17 or for the election of delegates who vote for the election of directors...the directors or delegates of
18 every corporation must be chosen at the annual meeting of the members or delegates, to be held on a
19 date and at a time and in the manner provided for in the bylaws, by a plurality of the votes cast at the
20 election. If for any reason the directors are not elected pursuant to NRS 82.271 or 82.276 or at the
21 annual meeting of the members or delegates, they may be elected at any special meeting of the
22 members which is called and held for that purpose.”

23 10. Further, if a non-profit corporation fails to conduct an election, as required, the
24 directors then in office maintain their respective positions until an election takes place, as required
25 by NRS 82.296. See NRS 82.301.

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1 11. If the corporation fails or refuses, as is the case here, to hold an election within 18
2 months after the last election, "the district court has jurisdiction in equity, upon application of any
3 one or more of the members of the corporation representing 10 percent of the voting power of the
4 members entitled to vote for the election of directors or for the election of delegates who are entitled
5 to elect directors..." NRS 82.306.

6 12. Here, there has been no Board election for well over six (6) years. Further, the Board
7 directors abandoned their positions in 2013.

8 13. Plaintiff, as the owner of one of the nine lots, represents 11% of the voting power.
9 Thus, Plaintiff may apply to the District Court to hold an election, as Plaintiff has done so in this
10 action.

11 14. When interpreting a statute, legislative intent "is the controlling factor." Robert E. v.
12 Justice Court, 99 Nev. 443, 445, 664 P.2d 957, 959 (1983). The starting point for determining
13 legislative intent is the statute's plain meaning. Id. When a statute "is clear on its face, a court
14 cannot go beyond the statute in determining legislative intent." Id.; see also State v. Catanio, 120
15 Nev. 1030, 1033, 102 P.3d 588, 590 (2004). But when "the statutory language lends itself to two or
16 more reasonable interpretations," the statute is ambiguous, and we may then look beyond the statute
17 in determining legislative intent, Catanio, 120 Nev. at 1033, 102 P.3d at 590. Internal conflict can
18 also render a statute ambiguous. Law Offices of Barry Levinson v. Milko, 124 Nev. 355, 367, 184
19 P.3d 378, 387 (2008).

20 15. To interpret an ambiguous statute, we look to the legislative history and construe the
21 statute in a manner that is consistent with reason and public policy. Great Basin Water Network v.
22 State Eng'r, 126 Nev. —, —, 234 P.3d 912, 918 (2010); see also Moore v. State, 122 Nev. 27,
23 32, 126 P.3d 508, 511 (2006); Robert E., 99 Nev. at 445–48, 664 P.2d at 959–61.

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1 16. The Legislature's intent is the primary consideration when interpreting an ambiguous
2 statute. Cleghorn v. Hess, 109 Nev. 544, 548, 853 P.2d 1260, 1262 (1993). When construing an
3 ambiguous statutory provision, "this court determines the meaning of the words used in a statute by
4 examining the context and the spirit of the law or the causes which induced the [L]egislature to enact
5 it." Leven v. Frey, 123 Nev. 399, 404, 168 P.3d 712, 716 (2007). In conducting this analysis, "[t]he
6 entire subject matter and policy may be involved as an interpretive aid." Id. (internal quotation
7 marks omitted). Accordingly, a court will consider "the statute's multiple legislative provisions as a
8 whole." Id.

9 17. Chapter 116 is ambiguous with respect to the election of Board for a limited purpose
10 association. While a Board is required, the election process normally required for a Board is not
11 included in the limited purpose association statutory framework. See generally NRS 116.1201,
12 116.31083, 116.31152.

13 18. In 1997, the Nevada Legislature passed Senate Bill 314 (SB 314), and in 1999, the
14 Legislature expanded legislation in Senate Bill 451 (SB 451), to provide protection, rights, and
15 obligations of homeowners living in common interest communities, known as the Common-Interest
16 Ownership Act, presently set forth in Chapter 116. SB 451 included several additional provisions
17 intended to protect homeowners' rights to serve on an association's board and elect those board
18 members, including 2-year terms, notification, secret balloting, proxies and public voting.

19 19. Further, SB 451 offered additional protections regarding the financial accountability
20 of the Board of Directors. See generally NRS 116.31038, 31151, 31152.

21 20. There is no question that these additional financial safeguards and requirements of the
22 board apply to a limited purpose association. However, the legislature did not include any election
23 protocol for the limited purpose association. The Court is tasked with resolving this obvious
24 ambiguity.

25 21. The Court has concluded in this matter that the election must proceed in the manner
26 in which elections always have been held by the Association, every three (3) years.

27 22. The Court grants Plaintiff's First Cause of Action for Declaratory Relief that an
28 election must be held pursuant to NRS 82.271, 82.276, and 82.306.

23. Plaintiff has provided good cause for this Court to order that the election be administered by a neutral third party selected by Plaintiff, and the neutral shall be paid for by the Association after the election is held and directors put in place.

III. JUDGMENT

IT IS HEREBY ADJUDGED AND DECREED

1. The Association shall hold an election within ninety (90) days from the date of this order.

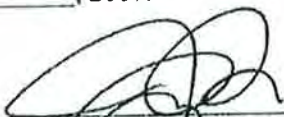
2. Plaintiff is directed to retain a neutral third party, either a licensed community manager or attorney, to administer the election, which shall include all items required of a homeowners' election, including, but not necessarily limited to, the preparation and collection of nomination forms, preparation, mailing and collective of ballots, and counting of ballots at a duly notice Association election meeting. The neutral third party is ordered to look to NRS 116.31034 for guidance in the administration of the election.

3. The Association shall pay the neutral third party for its efforts in administering the election after the election takes place and directors take office.

4. This Court shall retain jurisdiction until this Order has been fully complied with, including but not limited to, the election has occurred, a Board is sitting, and the neutral third party has been paid by the Association.

5. Plaintiff is the prevailing party in this litigation and is ordered to submit a separation application for attorneys' fees and costs.

IS SO ORDERED this 13 day of Sept, 2017.


HONORABLE JERRY A. WIESE
District Court Judge, Dept. XXX

GIBBS GIDEN LOCHER TURNER SENET & WITTBRODT LLP

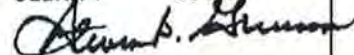
1 DATED: September 8, 2017

GIBBS GIDEN LOCHER TURNER
SENET & WITTBRODT LLPBy: 

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Las Vegas, Nevada 89113-4059
Attorneys for Plaintiff
JOHN ALLEN LYTLE and TRUDI LEE LYTLE, as
Trustees of the Lytle Trust

EXHIBIT “15”

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Steven D. Grierson
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1 **ORD**

2 Richard E. Haskin, Esq.
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7 Las Vegas, Nevada 89144
8 (702) 836-9800

9 Attorneys for Plaintiff
10 JOHN ALLEN LYTLE AND TRUDI LEE
11 LYTLE

12 **DISTRICT COURT**

13 **CLARK COUNTY, NEVADA**

14 JOHN ALLEN LYTLE and TRUDI LEE LYTLE,
15 as Trustees of the Lytle Trust,

16 Plaintiff,

17 v.

18 ROSEMERE ESTATES PROPERTY OWNERS'
19 ASSOCIATION; SHERMAN L. KEARL, an
20 individual; GERRY G. ZOBRIST, an individual;
21 and DOES 1 through 10, inclusive,

22 Defendants.

CASE NO.: A-15-716420-C
Dept.: XXX

**ORDER GRANTING PLAINTIFF JOHN
ALLEN LYTLE AND TRUDI LEE
LYTLE'S, AS TRUSTEES OF THE LYTLE
TRUST, MOTION FOR ATTORNEYS'
FEES**

23 On November 2, 2017, Plaintiffs John Allen Lytle and Trudi Lee Lytle ("Plaintiffs") Motion
24 for Attorneys' Fees and Costs came on regularly for hearing, the Honorable Jerry A. Wiese
25 presiding. Plaintiffs appeared through counsel, Richard E. Haskin, Esq. of Gibbs Giden Locher
26 Turner, Senet & Wittbrodt, LLP. There was no appearance for Defendant Rosemere Estates
27 Property Owners' Association ("Defendant"). Defendant did not file an opposition to the Motion
28 and did not make an appearance at the hearing. Having considered the Motion, the arguments of
counsel, the pleadings and papers on file herein, and good cause appearing therefore, the Court finds:

1. As the prevailing parties, Plaintiffs are entitled to an award of attorney fees under the
Original CC&Rs and NRS § 116.4117.

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1968233.1

1 2. The plain terms of the Original CC&Rs authorize an award of fees in favor of
2 Plaintiffs. As the Original CC&Rs provide, in pertinent part:

3 24. Except as otherwise provided herein, Subdivider or any owner or
4 owners of any of the lots shall have the right to enforce any or all of the
5 provisions of the covenants, conditions, and restrictions upon any other
6 owner or owners. In order to enforce said provision or provisions, any
appropriate judicial proceeding in law or in equity may be initiated and
prosecuted by any lot owners or owners against any other owner or
owners.

7 25. Attorney's Fees: In any legal or equitable proceeding for the
8 enforcement of or to restrain the violation of the Declaration of Covenants,
Conditions and Restrictions or any provision thereof, the losing party or
9 parties shall pay in such amount as may be fixed by the court in such
proceeding.

10 *See* Original CC&Rs, ¶¶ 24, 25.

11 3. Plaintiffs prevailed in this action, and the Court granted Plaintiffs' motion for
12 summary judgment, in its entirety. Accordingly, Plaintiffs are entitled to an award of attorney fees,
13 pursuant to the terms of the Original CC&Rs.

14 4. Further, Plaintiffs are also entitled to an award of attorney fees pursuant to NRS 116.4117.
15 NRS 116.4117 provides as follows:

16 1. Subject to the requirements set forth in subsection 2, if a declarant,
17 community manager or any other person subject to this chapter fails to
18 comply with any of its provisions or any provision of the declaration
or bylaws, any person or class of persons suffering actual damages
from the failure to comply may bring a civil action for damages or
other appropriate relief. . .

19 4. The court may award reasonable attorney's fees to the prevailing
20 party.

21 5. The term "damages" in the phrase "suffering actual damages" refers to damages in
22 the general sense of specifically provable injury, loss, or harm rather than the specific sense of
23 economic damages. Whether quantifiable as a monetary loss or not, Plaintiffs suffered an injury,
24 loss or harm as a result of the Association's actions. Accordingly, under the statute they had the
25 right to bring a civil action for damages or other appropriate relief and, having, prevailed thereon
26 may be awarded their reasonable attorney fees as the prevailing party.

27 ///

28 ///

IT IS FURTHER ORDERED that Plaintiffs are awarded \$14,807.50 in attorneys' fees and \$655.10 in costs as against Defendant.

DATED this 7 day of November, 2017.

HONORABLE ROB BARE
DISTRICT COURT JUDGE

1 Submitted by:

2 GIBBS GIDEN LOCHER TURNER, SENET
3 & WITTBRODT LLP

4 

5 Richard E. Haskin, Esq.
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7 1140 N. Town Center Drive, Suite 300
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9 Attorneys for Plaintiffs
10 JOHN ALLEN LYTLÉ and
11 TRUDI LEE LYTLÉ

GIBBS GIDEN LOCHER TURNER SENET & WITTBRODT LLP

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EXHIBIT “16”

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 District Court Receiver
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 Email: Kevin@ReceivershipSpecialists.com

Business Address:
 1930 Rosemere Court
 Las Vegas, Nevada 89117

DISTRICT COURT
CLARK COUNTY, NEVADA

TRUDI LEE LYTLE AND JOHN ALLEN)	CASE NO.: A-18-775843-C
LYTLE, AS TRUSTEES OF THE LYTLE)	
TRUST,)	DEPT.: XXXI
)	
Plaintiff,)	RECEIVER'S STATUS REPORT AND
)	RECOMMENDATIONS
v.)	
)	
ROSEMERE ESTATES PROPERTY)	
OWNERS' ASSOCIATION; DOES 1)	
through 20, inclusive; and ROE)	
CORPORATIONS 1 through 80, inclusive,)	
)	
Defendants.)	

TO ALL INTERESTED PARTIES AND ATTORNEYS OF RECORD:

Notice is hereby given that I, Kevin Singer, a District Court Receiver, am filing this *Receiver's Status Report and Recommendations* ("Report") pursuant to an order issued by the above entitled court with respect to my potential appointment as Receiver over the Rosemere Estates Property Owners Association (the "Association"). I was first contactd by plaintiff's counsel about this case and my potential appointment as Receiver in this matter last week.

This case involves a judgment obtained by Plaintiffs John Lytle and Trudi Lytle in the amount of \$1,481,822.11 (the "Judgment") against the Association which is located near Rainbow Family Park. The Association is made up of eight higher value homes which values range between approximately \$700,000 to \$900,000 and one (1) vacant lot (collectively, "the

1 Properties"). The addresses of the homes are 1830, 1831, 1860, 1861, 1901, 1930, 1931, 1960
2 Rosemere Court, Las Vegas Nevada 89117 and the lot is located at 1961 Rosemere Court, Las
3 Vegas, Nevada 89117. The Properties are situated behind an unmanned security gate. I believe
4 the Association is currently defunct and not in good standing with the State of Nevada. On
5 October 15, 2019, the as the Proposed Court Receiver, I visited the Properties and prepared a
6 photo inventory which is attached to this Report as "Exhibit A".

7 As the Proposed Receiver, my plan for enforcement of the Judgment is as follows:

- 8 1) Record my appointing order, once issued, on the title of the Properties;
- 9 2) Engage a management company to run and operate the Properties and the
10 Association;
- 11 3) Reach out to the homeowners and re-form the Association;
- 12 4) Make sure the Association is in compliance with all City and State
13 ordinances;
- 14 5) Establish a one-time assessment to fund the Receivership Estate and start
15 to pay down the Judgment;
- 16 6) Establish monthly homeowners dues which will cover the monthly
17 operating cost of the Association, the Receivership fees and expenses,
18 and pay-down the Judgment over time; and
- 19 7) For members that do not comply with the assessments and payment of the
20 established dues, I will use any and all collections methods, including,
21 but not limited to, foreclosure actions.

22 I have been serving as a Court Receiver for over 18 years and has been appointed in over
23 380 cases. I have been appointed in multiple cases to serve over and re-form homeowners
24 associations. I am currently the president of my own homeowners association and treasurer of
25 another homeowners association. I have owned and operated a property management company

26 / / /

27 / / /

28 / / /

1 which managed homeowners associations and all other types of real estate. I currently have a
2 contractors and brokers license. Attached to this Report as "Exhibit B," is a copy my resume.

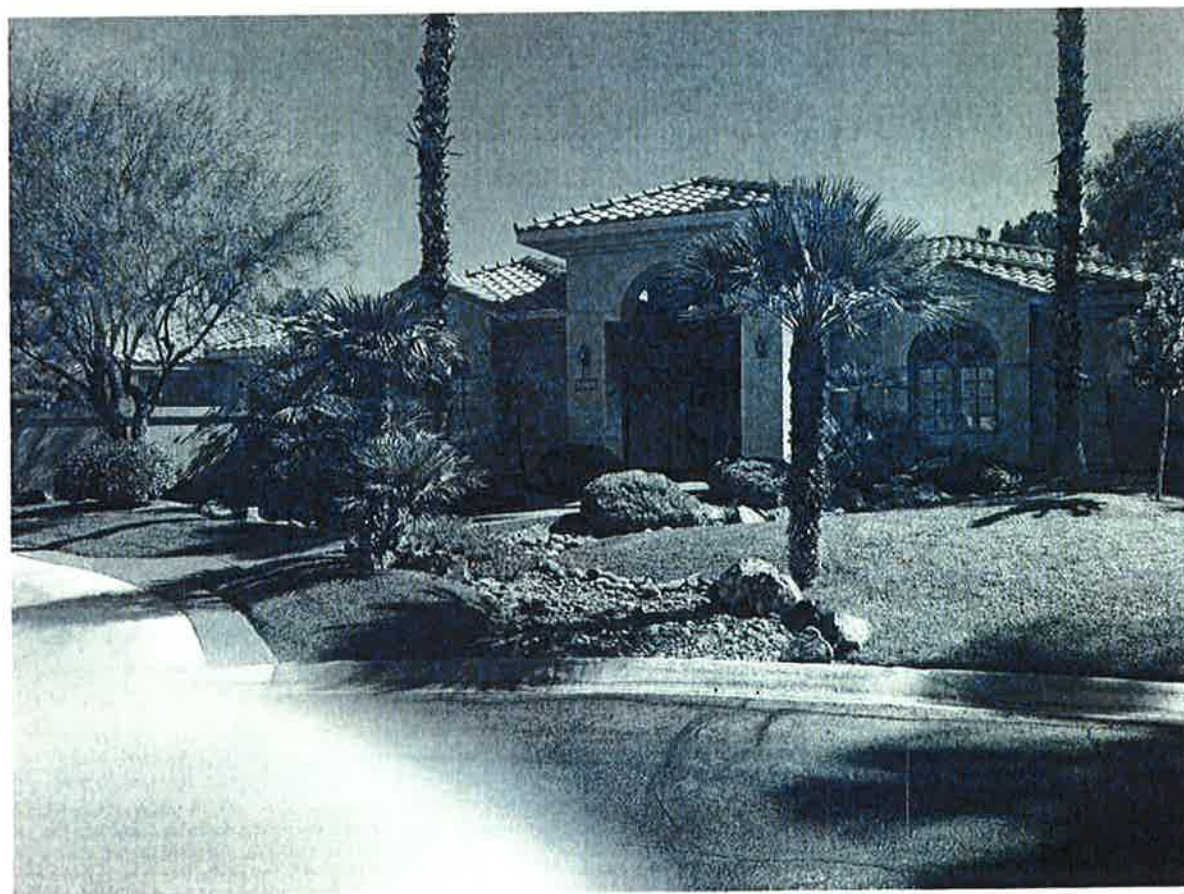
3 Dated: October 16, 2019

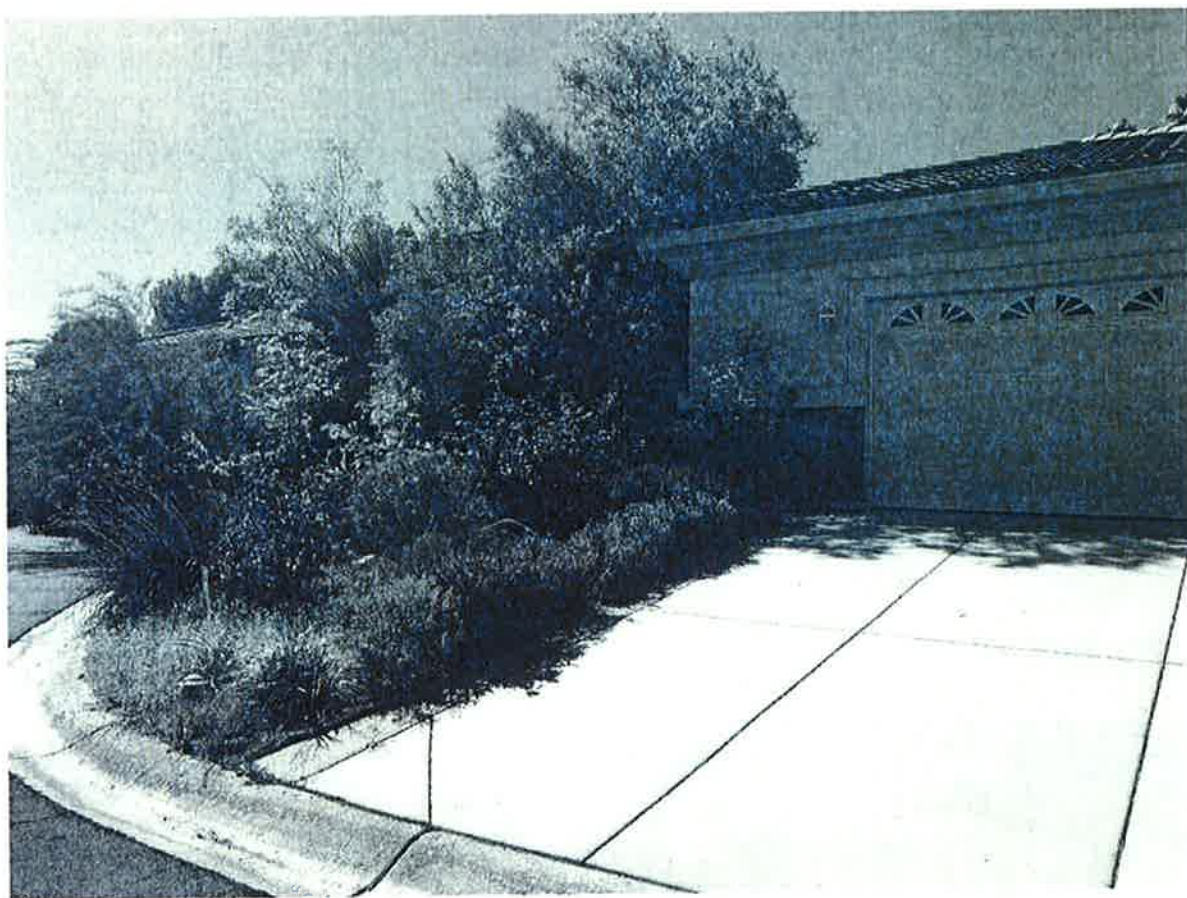
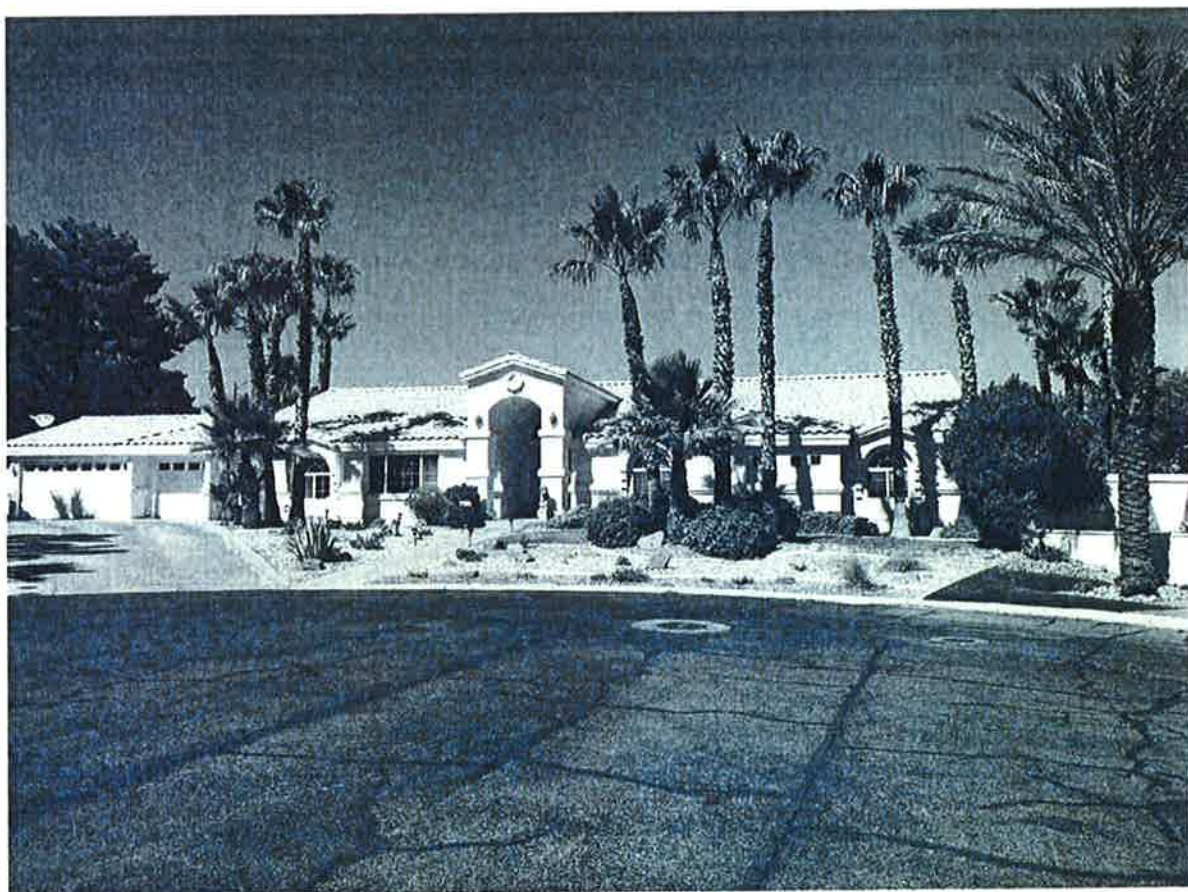
Respectfully submitted,

4
5 By: 
6 Kevin A. Singer
Superior Court Receiver

EXHIBIT A













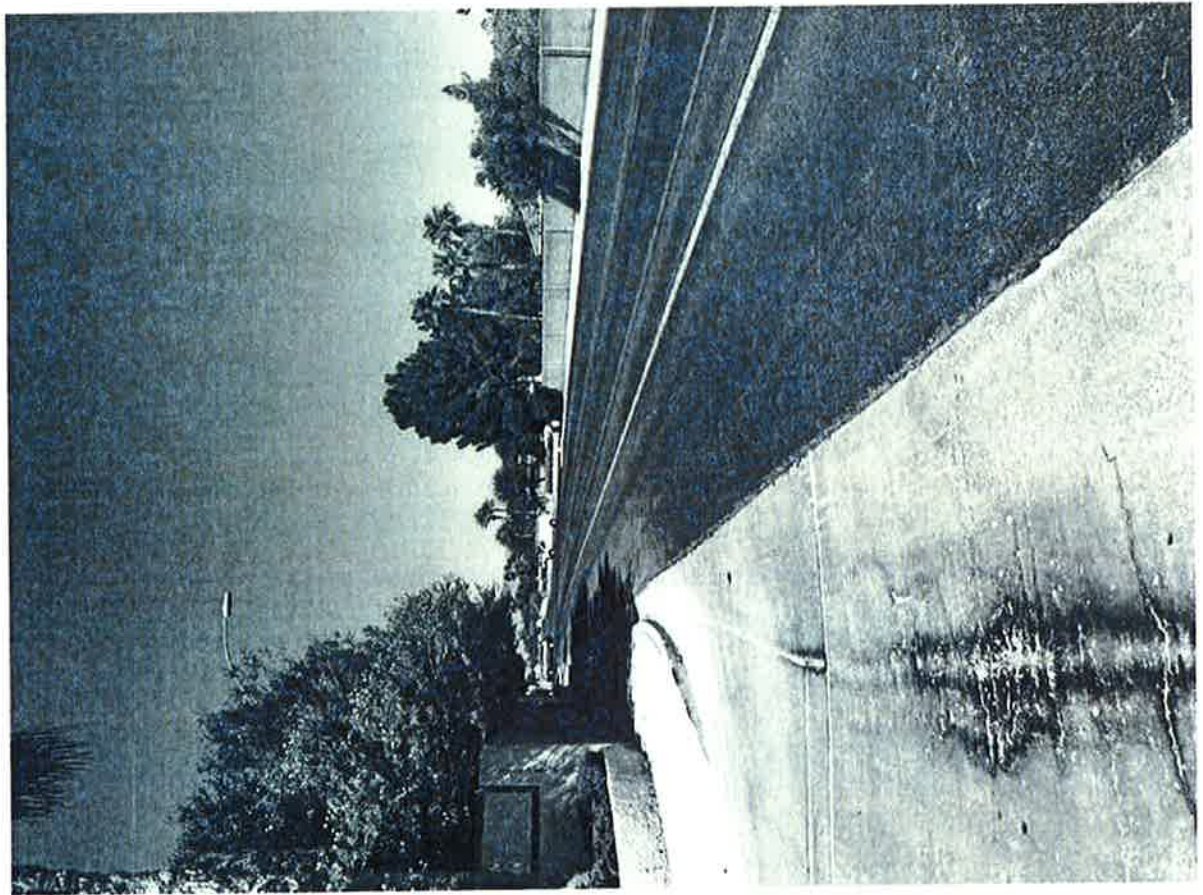


EXHIBIT B

RECEIVERSHIP SPECIALISTS

STATE AND U.S. FEDERAL COURT RECEIVERS/REFEREES/TRUSTEES

Kevin Singer

Court Receiver, Court Referee, Trustee, Special Master & Bankruptcy Trustee

Cell: (323) 864-4214

E-mail: Kevin@ReceivershipSpecialists.com Web: www.ReceivershipSpecialists.com

Kevin Singer is founder and President of Receivership Specialists and with his business partner John Rachlin, they specialize in state and Federal Court Receiverships, Referee Assignments, Partition Sales, Provisional Director Assignments, Professional Trustee Assignments and Bankruptcy Trustee Assignments. Receivership Specialists has offices in Los Angeles, San Francisco, Sacramento, San Diego, Ventura, Phoenix, Reno, and Las Vegas and handles assignments throughout the Southwest. The alliance of these two professionals brings together their vast knowledge and experience in the areas of law, real estate, business management, construction, trust administration and conflict resolution.

Mr. Singer first started getting appointed as a rents & profits receiver due to his extensive real estate, property management and construction experience as founder and co-owner of a diversified real estate and consulting company. He is a Real Estate Broker, Licensed Building Contractor and Professional Fiduciary. After selling that company in 2000, Mr. Singer once again joined forces with his longtime counsel, friend and business partner, Mr. Rachlin, to specialize in receivership assignments. Mr. Rachlin is co-founder and a principal with Receivership Specialists and has been a licensed attorney for 26 years. Although Mr. Rachlin now serves as a full-time Receiver and Referee, he previously practiced in various areas of real estate and general business law, as well as served as in-house counsel for a large real estate company. Over the past eighteen years, Mr. Singer and Mr. Rachlin have handled over 380 cases for large and small banks, private lenders, private investors and municipalities. They have also managed and transitioned over a billion dollars in assets. Mr. Singer has served as a Receiver, Referee, Trustee, Special Master and Bankruptcy Trustee over all different types of real estate, businesses, gas stations, hotels, assisted living facilities, restaurants, bars, liquor licenses, family estates/trusts, commodities and construction projects. Mr. Singer is currently on the Board of Directors for the California Receivers Forum (CRF), an Associate Publisher for Receivership News, six-time participant and panelist at the CRF in Conjunction with Loyola Law School Receivers Education Program and he lectures and writes on various topics in the receivership field.

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Ventura/Santa Barbara

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Ventura, CA 93003
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Phoenix

2 N. Central Avenue
Suite 1800
Phoenix, AZ 85004
Tel: (602) 343-1889
Fax: (602) 343-1801

HOURLY BILLING RATES: \$275 per hour for principals, \$250 for senior project managers, \$185 per hour for project managers and \$85 an hour for support staff.

Affiliated Organizations – Member & Board of Director for California State and Los Angeles/Orange County Chapter of California Receivers Forum; Bay Area Receivers Forum; San Diego Receivers Forum, Clark County Bar Association; Maricopa Bar Association, National Association of Realtors.

Speaking Engagements & Publications

5/22/2019 Navigating Liquor License and Cannabis Receiverships (Los Angeles County Bar Association)
 5/18/2019 ABC, Bankruptcy or Receivership- Choosing Your Trajectory (California Bankruptcy Forum)
 5/8/2019 Receivership News: Receiver's Rights Trump Secured Creditors Rights To Collect Rent
 11/2/2018 Morning In the Weeds, A Blunt Discussion of Marijuana Businesses (State Bar of Arizona)
 5/10/2018 Receivership Appointments (Graceli Conference)
 4/4/2018 Partition Actions & Sale Of Real Property (WRS&R)
 3/23/2017 Receiverships' Joint Role in Cannabis: Where There's Smoke, How to Fire? (San Francisco Receivers Forum)
 9/14/2017 Cannabis-ness (Turnaround Management Association)
 9/1/2017 How To Sell Real Estate Through A Receivership (WRS&R)
 8/17/2017 Receivership Reality (California Receivers Forum)
 6/7/2017 Receivership 101 (Pima County Bar Association)
 3/4/2017 Marijuana Receiverships (California Receivers Forum)
 3/3/2017 Procedures To Control Vexatious Litigation In Receivership Cases (California Receivers Forum)
 2/27/2017 Budding Issues: The Intersection of Legal Marijuana and Federal Bankruptcy Proceedings (Los Angeles Bankruptcy Forum.
 11/10/2016 Ask The Judges Luncheon (California Receivers Forum)
 8/18/2016 Receivership News: The Do's and Don'ts of Medical Marijuana Receiverships
 7/16/2016 Running a Pot Business (Turnaround Management Association, San Diego California)
 6/9/2016 Gas Stations & Convenience Stores: Preparing for a Successful Sale (OC Receivers Forum)
 5/13/2016 Medical Marijuana Receiverships (The Law Firm of Gust Rosenfeld, Phoenix Arizona)
 10/28/2015 Sex, Drugs, and Section 8: The Seedy Underbelly of Receiverships (Bay Area Receivers Forum)
 6/17/2015 Oil Fields & Gas Station Receiverships (Los Angeles/Orange Country Receivers Forum).
 Summer 2014 California Receivership News: A Story of Risk in a Post-Judgment Receivership
 9/11/2014 Successful Sale of Assets through Post Judgment Receiverships (Los Angeles/Orange County Chapter of CRF)
 5/2/2014 State & Federal Court Receiverships (Ron Siegel Radio Show)
 4/04/2013 Environmental Receiverships (Los Angeles/Orange County Chapter of CRF)
 2/22/2013 Business Receiverships (The Law Firm of Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP)
 1/19/2013 Receiverships with Environmental Issues (California Receivers Forum in Conjunction with Loyola Law School).
 Fall 2012 Receivership News: Interview with Judge Luis A. Lavin
 10/31/2011 Selling Personal Property through Receiverships (Orange County Receivers Forum).
 10/17/2011 Receiverships 2012 & Beyond (San Diego Receivers Forum).
 Fall 2011 Receivership News: Receivership Liquor License Sales.
 9/26/2011 Condominium Receiverships (Bank & Financial Institutions Forum).
 9/22/2011 Receiverships Selling Property and Clearing Title (Los Angeles Receivers Forum).
 5/21/2011 Commercial Receiverships (California Bankruptcy Forum).
 1/22/2011 Rents & Profits Receiverships (Loyola Law School).
 8/25/2010 Receiverships over Broken Condominium Projects (California Receivers Forum).
 10/27/2009 How to Sell Real Estate Though a Partition or Receivership (California Receivers Forum).
 8/20/2009 Ask The Commissioner and Receiver (California Receivers Forum).

8/19/2009 Protecting Tenants at Foreclosure Act 2009 and Receiverships (American Legal Financial Network).

2/25/2009 Partition Referees, a Tool for Estate Management and Sales (Riverside County Bar Association).

9/11/2008 Breakfast with the Experts (San Diego Receivers Forum).

CASE ASSIGNMENTS:

Ama Urrutia vs. Hasna Bashara – Judge Arnold Levin Dept. 66

(Los Angeles County, Los Angeles Superior Court Case No. BC229134)

642 Plymouth Avenue, Los Angeles, CA 90038

May 2000 to February 2001

Receiver (appointed to protect, manage and correct Health & Safety Violations for an apartment building).

Margaret Martin vs. Maria Wooden- Judge Richard Fruin Jr. Dept. 15

(Los Angeles County, Los Angeles Superior Court Case No. BC271829)

833 W. 58th Street, Los Angeles, CA 90037

November 2002 to March 2003

Receiver/Referee/Partitioner (appointed to protect, manage, correct Health & Safety Violations, sell single family home, and facilitate the division of proceeds amongst the parties).

Hartel Dillion vs. Jaspal Dillion- Judge Richard Fruin Jr. Dept. 15

(Los Angeles County, Los Angeles Superior Court Case No. TC011162)

8227 Alhambra Avenue, Paramount, CA 90723

September 2003 to January 2004

Receiver/Partitioner (appointed to protect, manage and partition an apartment building).

CMR Mortgage vs. M & S Properties LLC- Commissioner Victor Greenberg Dept. 66

(Los Angeles County, Los Angeles Superior Court Case No. BC314632)

729 S. Union Avenue, Los Angeles, CA 90058

1021 S. Park View Street, Los Angeles, CA 90006

May 2004 to November 2004

Receiver (appointed to protect, manage and correct Health & Safety violations for two single room occupancy (SRO) apartment buildings with 166 units).

Julia Torres vs. Ruben Torres- Judge Joanne O'Donnell

(Los Angeles County, Los Angeles Superior Court Case No. BC328299)

1929 Hancock Street, Los Angeles, CA 90031

October 2004 to March 2005

Receiver/Referee/ Partitioner (appointed over an apartment building to protect, manage, sell and facilitate the division of the proceeds amongst the parties).

Juan Rodarte vs. Mario Frias- Judge Richard Fruin Jr. Dept. 15

(Los Angeles County, Los Angeles Superior Court Case No. BC310006)

6131 Clybourn Street, North Hollywood, CA 91605

November 2004 to April of 2005

Receiver/Referee/ Partitioner (appointed over an apartment building to protect, manage, sell and facilitate the division of proceeds amongst the parties).

CMR Mortgage vs. M & S Properties LLC- Judge Barry Russell

(United States Bankruptcy Court Case No. LA0432491BR)

729 S. Union Avenue, Los Angeles, CA 90058

1021 S. Park View Street, Los Angeles, CA 90006

November 2004 to May 2005

United State Bankruptcy Custodian (appointed to protect and manage two single room occupancy (SRO) apartment buildings with 166 units).

City of Los Angeles vs. Patrick Larkin- Commissioner Bruce Mitchell Dept. 59

(Los Angeles County, Los Angeles Superior Court Case No. BC328299)

2117 to 2129 Vallejo Street, Los Angeles, CA 90031

May 2005 to August 2005

Court Consultant (appointed to write a Property Evaluation, Project Feasibility, Comparative Market Analysis, and Rent Evaluation Reports).**CMR Mortgage vs. P. Bidda Holdings Inc.- Judge Steve Brick**

(County of Alameda, Oakland Superior Court Case No. HG05220034)

4160- 4170 Business Center Drive, Fremont, CA 94538

June 2005 to February 2006

Receiver (appointed to protect and manage a 38,000 square foot office/manufacturing complex).**CMR Mortgage vs. P. Bidda Holdings Inc.- Judge Leslie Tchaikovsky**

(United States Bankruptcy Court Case No. 05-49187)

4160 Business Center Drive, Fremont, CA 94538

November 2005 to February 2006

United States Bankruptcy Custodian (appointed to protect and manage a 38,000 square foot office/manufacturing complex).**Tom Block vs. Glen D. Boon- Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court Case No. BC 355173)

4017 Country Club Drive, Los Angeles, CA 90019

July 2006 to November 2006

Receiver (appointed to protect and manage an apartment building).**Torres vs. Torres - Judge Richard Fruin Jr. Dept. 15**

(Los Angeles County, Los Angeles Superior Court Case No. B 295780)

5616 Via Corona Street, Los Angeles, CA 90022

July 2006 to February 2007

Receiver/Referee/ Partitioner (appointed over an apartment building to protect, manage sell and facilitate the division of proceeds amongst the parties).**California Mortgage And Realty, Inc. vs. Twenty-Seven Fresno, LLC.-Judge Peter J. Busch Dept. 301**

(San Francisco County, San Francisco Superior Court Case No. CGC-06-456531)

4715 to 4741 McKinley Avenue, Fresno, CA 93703

575 California Avenue, Sand City, CA 93955

655 Redwood Avenue, Sand City, CA 93955

October 2006 to June 2008

Receiver (appointed to protect and manage a 200 unit public storage building and a 33 unit apartment building).**Akira Bob Nakamur vs. Mora Bee Siewert- Judge William G. Willett Dept. 11,**

(Los Angeles County, South Bay Superior Court Case No. YC054106)

10208 to 10212 Felton Avenue, Inglewood, CA 90304.

December 2006 to May 2007

Receiver (appointed to protect and manage a 32 unit apartment building).**Juan Meza vs. Valentina Jimenez - Judge Rolf M. Treu Dept. 58**

(Los Angeles County, Los Angeles Superior Court Case No. BC 362146)

4660 Dozier Avenue, Los Angeles, CA 90022

January 2007 to September 2008

Receiver/Referee/ Partitioner (appointed over a single family home to protect, manage, sell and facilitate the division of proceeds amongst the parties).

Scarlett vs. Eddings - Judge Richard Fruin Jr. Dept. 15

(Los Angeles County, Los Angeles Superior Court Case No. BC 353354)

4524-4528 Edgwood Place, Los Angeles, CA 90019

Lancaster Land

June 2007 to October 2008

Referee/ Partitioner (appointed over an apartment building and 80 acres of land to protect, manage, sell and facilitate the division of proceeds amongst the parties).**De Witt vs. Peterson - Judge Paul Gutman Dept. 34**

(Los Angeles County, Los Angeles Superior Court Case No. BC 336162)

1434 Stanford Street, Santa Monica, CA 90404

July 2007 to November 2007

Receiver (appointed over an apartment building to protect, manage and sell and facilitate the division of proceeds amongst the parties).**Lone Oak Fund vs. Nasser Albo Abdo, LLC - Judge Sheila Fell/ Clay Smith Dept. C-22**

(Orange County, Santa Ana Superior Court Case No. 07CC08271)

114 Berry Street, Brea, CA 92821

July 2007 to November 2008

Receiver (appointed to protect and manage a 100,000 sq. ft. Industrial Warehouse collecting over \$912,000 of rents per year).**California Mortgage And Realty, Inc. vs. Twenty-Seven Fresno, LLC.-Judge Peter J. Busch Dept. 301**

(San Francisco County, San Francisco Superior Court Case No. CGC-07-467287)

575 California Avenue, Sand City, CA 93955

655 Redwood Avenue, Sand City, CA 93955

950, 707, 709, 713, 717, 719, 938 Linden Avenue, South San Francisco, CA 94080.

712, 714 Linden Avenue, South San Francisco, CA 94080

311 Aspen Avenue, South San Francisco, CA 94080

6010 Mariposa Road, Hesperia, CA 92344

4819 Clayton Road, Concord, CA 94521

31252 Veasy Street, Union City, CA 94587

4700-4862 Homer Street, Union City, CA 94587

September 2007 to March 2009

Receiver (appointed to protect and manage a 200 unit public storage building, 110,000 square feet of office and industrial space, gas station, 40 unit parking lot, and 20 unit apartment building).**Howard Higginson v. Gwendolyn Patin- Judge Mary Thorton House Dept. 17**

(Los Angeles County, Los Angeles Superior Court Case No. BC356318)

616 East 84th Place, Los Angeles, CA 90001

September 2007 to March 2008

Referee/ Partitioner (appointed over a single family home to protect, manage, sell and facilitate the division of proceeds amongst the parties).**Marrufo vs. Portillo- Judge Ralph W. Dau Dept. 57**

(Los Angeles County, Los Angeles Superior Court Case No. BC 353107)

4796 Academy Street, Los Angeles, CA 90032

October 2007 to May 2008

Referee/ Partitioner (appointed over an apartment building to protect, manage, sell and facilitate the division of proceeds amongst the parties).**Garnik Gholikandi Badalyans vs. Caltron Construction, Inc- Judge Richard Fruin Dept. 15**

(Los Angeles County, Los Angeles Superior Court Case No. BC-341906)

APN: Riverside County- 407-100-107, 407-100-108, 407-070-023, 407-070-024 & 407-060-001

October 2007 to February 2009

Referee/ Partitioner (appointed over 320 acres of land to protect, manage, sell and facilitate the division of proceeds amongst the parties).

California Mortgage & Realty vs. Edward Suleiman- Judge Charles R. Hayes

(San Diego County, San Diego Superior Court Case No. 37-2007-00078050-CU-OR-CTL)

2640-2644 Market Street, San Diego, CA 92102

3626 Main Street, San Diego, CA 92113

November 2007 to October 2008

Receiver (appointed to protect and manage an 11,000 square feet commercial building).**Terry vs. Puentes- Judge Richard Fruin Dept. 15**

(Los Angeles County, Los Angeles Superior Court Case No. BC-372787)

4257 E. Eugene Street, Los Angeles, CA 90063

December 2007 to August 2008

Referee/ Partitioner (appointed over a single family home to protect, manage, sell and facilitate the division of proceeds amongst the parties).**Janet Mimms vs. Joyce Scott- Judge Barbara Zaniga Dept. 2**

(Contra Costa County, Martinez Superior Court Case No. MSC07-02491)

January 2008 to November 2008

Receiver (appointed to protect and manage a janitorial company).**Coastline Commercial Capital vs. Rosario Del Carmen Canjura- Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC385018)

1659-1681 South Catalina Avenue, Los Angeles, CA 90006

February 2008 to March 2008

Receiver (appointed to protect and manage an apartment building).**Norm Pomeranz vs. Michelle Diaz- Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court Case No. BC385287)

16815 W. Sunset Blvd., Pacific Palisades, CA 90272

February 2008 current June 2009

Receiver (appointed to protect and manage a single family estate in the Palisades).**Undisclosed Party vs. Hester Nash- Judge Michelle R. Rosenblatt Dept. A**

(Los Angeles County, Burbank Superior Court Case No. EC 043484)

Global Domination Industries, LLC

March 2008 to November 2009

Partition Referee/Receiver (appointed over an Adult Entertainment Business to protect, manage, sell and facilitate the distribution of proceeds amongst the partners).**John Schweizer & Forrest Canutt vs. Radiation Services, Inc.-Judge Peter J. Busch Dept. 301**

(San Francisco County, San Francisco Superior Court Case No. CGC-08-472561)

Remediation Services, Inc.

April 2008 to December 2008

Receiver (appointed to protect and manage an environmental engineering company with multi-million dollar environmental clean-up and abatement contracts).**Alliance Bank vs. Silver Oaks Estates- Judge Kenneth Freeman, Dept. 64**

(Los Angeles County, Los Angeles Superior Court Case No. BC3887047)

Silver Oak Estates, Lancaster, CA

April 2008 to February 2009

Receiver (appointed to protect, manage, obtain entitlement, complete construction and sell a 21 unit housing development project).**Alliance Bank vs. Davy J. Shuffler- Judge Kirk H. Hakamura, Dept. C56**

(Orange County, Santa Ana Superior Court Case No. 30-2008-00105514)

2753 Solana Way, Laguna Beach, CA 92651

May 2008 to March 2009

Receiver (appointed to protect, manage, develop budgets to complete the construction for a luxury beach home).

Lone Oak Fund, LLC. vs. Phu Hin Cheng-Judge Peter J. Busch Dept. 301

(San Francisco County, San Francisco Superior Court Case No. GHG-08-475703)

2201 Irving Street and 1311-1315 23rd Ave., San Francisco, CA 94122

May 2008 to January 2009

Receiver (appointed to protect and manage an 11,000 square foot office and grocery retail store building).**Lone Oak Fund, LLC. vs. Jose L. Lara, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC 393531)

1545 Gordon Street, 5923 Carlton Way, 5947 Carlton Way, Los Angeles, CA 90028

July 2008 to November 2008

Receiver (appointed to protect and manage a 41 unit apartment building).**Budget Finance Company vs. Charles Green, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC 393582)

1144 Commonwealth, Los Angeles, CA 90029

July 2008 to July 2008

Receiver (appointed to protect, administer and manage an apartment building)**Alliance Bank vs. 138 ¼ Portfolio, Judge Joseph E. Di Loreto Dept. H**

(Los Angeles County, Long Beach Superior Court Case No. NC 051283)

1148 Stanley Avenue, Long Beach, CA

833-839 Gaviota, Long Beach, CA

755 Gaviota Avenue, Long Beach, CA

1126 Raymond Avenue, Long Beach, CA

2914 16th

1124 Molino Avenue, Long Beach, CA

784 Rose Avenue, Long Beach, CA

2330 E. 6th Street, Long Beach, CA

1119 Dawson Avenue, Long Beach, CA

777-784 Gaviota, Long Beach, CA

1045 Myrtle Avenue, Long Beach, CA

1621 E. 7th Street, Long Beach, CA329 W. 14th Street, Long Beach, CA

July 2008 to November 2008

Receiver (appointed to protect, manage and develop 138 condominium units in 14 separate properties- value of portfolio was \$27 million).**Zions First National Bank vs. Eva Correa, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC 393374)

9900 Lakewood Blvd., Downey, CA 90240

July 2008 to January 2009

Receiver (appointed to protect and manage an office building).**Jaun Garcia vs. Manuel Avila, Judge Michael Mink Dept. B**

(Los Angeles County, Burbank Superior Court Case No. EC 045029)

12003 Neenach Street, Sun Valley, CA 91352-3017

August 2008 to May 2009

Referee/ Partitioner (appointed over a single family residence to protect, manage, sell and facilitate the division of proceeds amongst the parties).**Budget Financial vs. Angel Tamiko, Judge Brett C. Klein Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC 397332)

845 W. 75th Street, Los Angeles, CA 90044

August 2008 to August 2009

Receiver (appointed to protect and manage an apartment building).

Budget Financial vs. Juan D. Nava, Commissioner Victor Greenberg Dept. 66

(Los Angeles County, Los Angeles Superior Court Case No. BC 398966)

7305 Raymond Ave., Los Angeles, CA 90044

September 2008 to October 2008

Receiver (appointed to protect and manage a commercial building and apartment building).**Budget Financial vs. Guillermo Bertotto, Judge Paulette D. Barkley Dept. 10**

(Riverside County, Riverside Superior Court Case No. RIC 509323)

27188 Sun City Blvd., Sun City, CA 92586

October 2008 current January 2009

Receiver (appointed to protect and manage an apartment building).**RTI vs. Nino Khader, Judge Lesley Holland Dept. 13**

(San Joaquin County, Stockton Superior Court Case No. 39-2008-00194500-CU-OR)

1108 Porter Avenue, Stockton, CA 95207

October 2008 to February 2009

Receiver (appointed to protect and manage an apartment building).**Budget Financial Co. vs. Arturo Perez Gonzales, Judge Joseph Zimmerman, Dept. 9**

(Imperial County, El Centro Superior Court Case No. ECU 04717)

337-339 West Main Street, Calipatria, CA 92233

October 2008 current June 2009

Receiver (appointed to protect and manage an apartment building).**Budget Financial Company vs. Gabriel Solomon, Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court Case No. BC 400909)

359 E. 56th Street, Los Angeles CA 90011

October 2008 to October 2008

Receiver (appointed to protect and manage an apartment building).**Bodden vs. Bodden, Judge Richard Fruin, Dept. 15**

(Los Angeles County, Los Angeles Superior Court Case No. BC386756)

332-334 East 111th Place, Los Angeles, CA 90061

July 2008 to March 2009

Referee (appointed over an apartment building to protect, manage, sell and facilitate the division of proceeds amongst the parties).**Alliance Bank vs. Royal Homes, Judge Paulette Durand-Barkley Dept. 15**

(Riverside County, Riverside Superior Court Case No. RIC511466)

601 E. 12th Street, Riverside, CA 92223

November 2008 current March 2009

Receiver (appointed to protect, manage, obtain entitlements, complete construction and sell a 23 unit housing development project).**LCGI Mortgage Fund, LLC. vs. Georgia-Crest Villas, LLC- Judge Ronald S. Prager, Dept. C71**

(San Diego County, San Diego Superior Court Case No. 37-2008-00093120-CU-OR)

3907 Georgia Street, San Diego, CA 92103-3545

November 2008 to August 2009

Receiver (appointed to protect, manage, complete construction and sell a 21 unit condominium development project).**The Equity Firm, Inc. vs. Investment Properties, LLC. -Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC402884)

2901, 2907, 2911, 2913, 2915, 2917 North Main Street and 1906 and 1908 Griffin Avenue, Los Angeles, CA 90031

December 2008 to June 2009

Receiver (appointed to protect and manage a commercial building and residential apartment building).

Alliance Bank vs. Pauba Ridge LLC, Judge Gloria Connor Trask Dept. 01

(Riverside County, Riverside Superior Court Case No. RIC515436)

100 acres of land in Temecula, California

January 2009 to February 2010

Receiver (appointed over a 41 lots designed for 20,000 square foot homes to protect, manage, obtain entitlements, settle litigation, complete construction and sell the project).**Andrew Narraway vs. Emerald Park House Corporation -Judge Judith Craddick Dept. 9**

(Contra Costa County, Martinez Superior Court Case No. C09-00027)

39 North Broadway Avenue, Bay Point, CA 94565

January 2009 to February 2009

Receiver (appointed to protect and manage a 43 unit apartment building).**Lone Oak Fund, LLC. vs. Issac Muhawieh-Judge Charlotte Walter Woolard Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. GHG-09-484300)

555-559 Divisadero Street, San Francisco, CA 94117

January 2009 current May 2009

Receiver (appointed to protect and manage a mix use residential/commercial building).**Alliance Bank vs. Timber Ridge Meadows- Judge David L. Devore Dept. 2**

(Alpine County, Markleville Superior Court Case No. C081087)

1 Palisades Drive, Kirkwood, CA 96120

January 2009 to January 2010

Receiver (appointed over a 28 condominium building to protect, manage, obtain entitlements, complete construction and sell the project).**Lone Oak Fund, LLC. vs. Dalaco, LLC, Commissioner Victor Greenberg Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC 406644)

9201 Tobias Ave., Panorama City, Los Angeles CA 91402

January 2009 to August 2009

Receiver (appointed to protect and manage an apartment building).**Lone Oak Fund, LLC. vs. Wilson. - Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court Case No. BC406645)

5114-5118 W. Slauson Avenue, Los Angeles, CA 90056

January 2009 to October 2009

Receiver (appointed to protect and manage an apartment building).**RTI Properties vs. Dena Marie Martinez. -Judge Keith D. David- Dept. R6**

(San Bernardino County, San Bernardino Superior Court Case No. RS 902044)

602 N. Euclid Ave., Ontario, CA 91762

March 2009 to November 2009

Receiver (appointed to protect and manage a commercial retail center).**Rosa Montes De Oca v. Alicia Montes De Oca- Judge Mary H. Strobel Dept. 32**

(Los Angeles County, Los Angeles Superior Court Case No. BC385835)

539 West 81st Street, Los Angeles, CA 90044

March 2009 to October 2009

Referee/ Partitioner (appointed over an apartment building to protect, manager, sell and facilitate the division of proceeds amongst the parties).**Alliance Bank vs. George and Nansee Lanning. -Judge Norman P. Tarle Dept. B**

(Los Angeles County, Santa Monica Superior Court Case No. SC100776)

8931 San Fernando Road, Sun Valley, CA 91325

March 2009 to December 2012

Receiver (appointed to protect and manage a mobile home park).

Andrew Narraway vs. Emerald Park House Corporation - Judge Stephen Dombrink Dept. 19

(Alameda County, Oakland Superior Court Case No. RG09-429715)

3050 Fruitvale Avenue, Oakland, CA 94602

February 2009 to January 2010

Receiver (appointed to protect and manage an apartment building).**Lone Oak Fund, LLC. vs. R/C Modeler Corporation - Commissioner Bruce Mitchell Dept. 59**

(Los Angeles County, Los Angeles Superior Court Case No. BC410513)

138 W. Sierra Madre Blvd. and 147 W. Mariposa Ave., Sierra Madre, CA 91204

March 2009 to December 2009

Receiver (appointed to protect and manage a commercial building and residential building).**East West Bank vs. 3rd International Investments Inc.-Judge Lawrence Appel Dept.16**

(Alameda County Superior, Oakland Court Case No. RG09440563)

252 International Blvd. Oakland, CA 94606

April 2009 to September 2009

Receiver (appointed to protect and manage a condominium building).**East West Bank vs. GTS Property Santa Ana, Inc. - Judge Brett C. Klein Dept.66**

(Los Angeles County, Los Angeles Superior Court Case No. BC410076)

689 S. Berendo St. Los Angeles, CA 90005

April 2009 to October 2009

Receiver (appointed to protect and manage a 37 unit Affordable Housing Project with tax credits).**Budget Financial Company vs. Gregory J. Tyler – Judge John M. True, III Dept 512**

(Alameda County, Oakland Superior Court Case No. RG09443908)

2401 Warring Street and 2815 Channing Way, Berkeley, CA 94704

May 2009 to March 2010

Receiver (appointed to protect and manage two student housing projects)**Lone Oak Fund, LLC. vs. Central-Lexington Properties - Judge Brett C. Klein Dept.66**

(Los Angeles County, Los Angeles Superior Court Case No. BC409612)

344 North Central Ave., Glendale, CA 91203

May 2009 to October 2009

Receiver (appointed to protect and manage a commercial building)**Lone Oak Fund, LLC. vs. Michael Shadman- Judge Jeff Almquist, Dept. 5**

(Santa Cruz County, Santa Cruz Superior Court Case No. CV 164115)

344 Ocean Street, Santa Cruz, California 95060

June 2009 to December 2009

Receiver (appointed to protect and manage an apartment building)**Jose Rocha v. Luis Gaytan- Judge Jerry K. Fields Dept. 69**

(Los Angeles County, Los Angeles Superior Court Case No. BC389460)

1628 E. 42nd Street, Los Angeles, CA 90011

June 2009 to December 2009

Referee/ Partitioner (appointed over a single family home to protect, manager, sell and facilitate the division of proceeds amongst the parties).**Lone Oak Fund, LLC vs. Gonzalez - Judge Brett C. Klein Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC417185)

12110 Hadley Street, Whittier, CA 90601

16227 Lakewood Blvd., Bellflower, CA 90706

July 2009 to December 2009

Receiver (appointed to protect and manage a 7,473 square foot restaurant and a 16,099 square foot industrial building).

Nakagawa vs. Nakagawa, Judge Richard Fruin, Dept. 15

(Los Angeles County, Los Angeles Superior Court Case No. BC391381)

5299 Sepulveda Blvd., Culver City, CA 90230

7600 South Sepulveda Blvd., Los Angeles, CA 90045

331 North Robertson Blvd, West Hollywood, CA 90048

12553 Venice Blvd., Los Angeles, CA 90066

22844 Hawthorne Blvd., Torrance, CA 90505

1448 Lincoln Blvd., Santa Monica, CA 90401

1447 7th Street, Santa Monica, CA 90401

August 2009 to October 2010

Referee (appointed over a portfolio of commercial properties valued at 27 million dollars to protect, manage, sell and facilitate the division of proceeds amongst the parties).**Lone Oak Fund, LLC. vs. 15101 Holdings, LLC- Judge David T. McEachen Dept. C-21**

(Orange County, Santa Ana Superior Court Case No. 30-200900288270)

15101 Red Hill Ave., Tustin, CA 92780

August 2009 to current July 2010

Receiver (appointed to protect and manage a 50,000 sq. ft. "Class A" office building collecting over \$1.5 million per year in rents).**Lone Oak Fund, LLC vs. Kan Fan Cheung, Judge Lauren P. Thomasson Dept. 32**

(San Joaquin County, Stockton Superior Court Case No. 39-2009-00223287-CU-STK)

2135 Stagecoach Road, Stockton, CA 95215

August 2009 to December 2009

Receiver (appointed to protect and manage a 42,000 square foot industrial warehouse).**California Bank & Trust vs. Barham Properties, LLC- Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court Case No. BC417017)

3300 Barham Boulevard, Los Angeles, CA 90068

September 2009 to August 2011

Receiver (appointed over a luxury condominium development to protect, manage, obtain entitlements, complete construction and sell the project).**JP Morgan Chase Bank vs. 2317 Frederic LLC - Judge Brett C. Klein Dept. 66**

(Los Angeles County, Los Angeles Superior Court Case No. BC423578)

8742 Orion Ave, North Hills, CA 91343

October 2009 to November 2010

Receiver (appointed to protect and manage an apartment building).**Stephen Ellis v. Paul Kalra- Judge Mary H. Strobel Dept. 32**

(Los Angeles County, Los Angeles Superior Court Case, No. BC401854)

4391-011-009, 4391-020-008 and 4352-03-029 Beverly Hills, CA

November 2009 to October 2010

Referee/ Partitioner (appointed over 3 lots of land to protect, manage, sell and facilitate the division of proceeds amongst the parties).**Lone Oak Fund, LLC. vs. Marine Galstyan - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC430632)

1033 Willard Avenue, Glendale, California 91201

January 2010 to April 2010

Receiver (appointed to protect and manage an apartment building).**DFI Funding, Inc. vs. Alura At Washington Square, LLC.- Judge David W. Reed, Dept. 15**

(Yolo County, Woodland Superior Court Case No. CV 10-163)

412- 420 6th Street, West Sacramento, CA 95605

January 2010 to January 2011

Receiver (appointed to protect, complete entitlements, and construct a residential housing project).

LCGI Mortgage Fund, LLC. vs. Sixth & E., LLC- Judge David W. Reed, Dept. 15

(Yolo County, Woodland Superior Court Case No. CV 10-161)

Sixth and E Street, West Sacramento, CA 95605

January 2010 to January 2011

Receiver (appointed to protect, complete entitlements, and construct a residential housing project).**Robert J. Mantor vs. Connie Grant- Judge James E. Loveder, Dept. C03**

(Orange County, Santa Ana Superior Court Case No. 30-2009-00124151)

1916 W. Tedmar Ave., Anaheim, CA 92804

February 2010 to July 2010

Referee (appointed over a single family home and personal property to protect, manage, sell and facilitate the division of proceeds amongst the parties).**The City of Los Angeles vs. Ronald Carrol- Judge James C. Chalfant Dept. 85**

(Los Angeles County, Los Angeles Superior Court Case No. BC431381)

3425 West 27th Street, Los Angeles, CA 90018

April 2010 to November 2010

Receiver (appointed over a historic single family home to manage, bring in compliance with city and state building ordinances, sell and facilitate the division of proceeds amongst the parties).**B Squared, Inc. vs. Bret Moshier - Judge Barbara A. Meier Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC436476)

10965 Wright Road, Lynwood, California 90262

April 2010 current January 2011

Receiver (appointed to protect and manage an apartment building).**Virginia Hattar vs. Daniel Chavez- Judge Richard Fruin Dept. 15**

(Los Angeles County, Los Angeles Superior Court Case No. BC-424794)

1015 S. La Verne Avenue, Los Angeles, CA 90022

April 2010 to December 2010

Referee/ Partitioner (appointed over a single family home to protect, manage, sell and facilitate the division of proceeds amongst the parties).**FDIC vs. Darlish Associates Limited - Judge Sidney P. Chapin, Dept. 4**

(Kern County, Bakersfield Superior Court Case No. S1500CV270302)

1430 Norma Street, Ridgecrest, California 93555

May 2010 current January 2012

Receiver (appointed to protect and sell a 96 unit public storage facility).**Bank of Alameda vs. Willow Court Lofts - Judge Lawrence John Appel, Dept. 16**

(Alameda County, Oakland Superior Court Case No. RG10508193)

1675-1695 15th Street, Oakland, California 94607

May 2010 to June 2011

Receiver (appointed over 12 work/live condominiums to protect, manage, complete entitlements, complete construction, manage the Home Owners Association and sell the project).**Virginia Ree Winder vs. Winder- Judge Harry L. Powazek, Dept. 4**

(San Diego County, San Diego Superior Court Case No. 37-2008-00150238-pr-la-nc)

2159 Foster Street, Oceanside, CA 92054

June 2010 to June 2011

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Concorde Equity II, LLC vs. Q-Black, LLC.- Judge Everett A. Hewlett, Jr., Dept. 610**

(County of San Francisco, San Francisco Superior Court Case No. CGC-09-492710)

California Department of Alcoholic Beverage Control License Nos. 466969

June 2010 to September 2011

Receiver (appointed to take possession and sell a liquor license).

Ahmed Aly vs. Bassem Yousri- Judge Barbara M. Scheper Dept. F-49

(Los Angeles County, Chatsworth Superior Court Case No. PC044086)

23235 Highway 243 Pine Cove, California 92549

June 2010 to August 2010

Receiver (appointed over a gas station, market and postal depot to protect, manage and sell).**JP Morgan Chase Bank vs. Stephen Maki - Judge David Reed, Dept. 15**

(Yolo County, Woodland Superior Court Case No. CV09-1204)

204 2nd Street, Sacramento, California 95605

June 2010 to December 2010

Receiver (appointed to protect and manage an apartment building).**JP Morgan Chase Bank vs. Hanan Shiheiber - Judge George Miram, Dept. 28**

(San Mateo County, San Mateo Superior Court Case No. CIV 493254)

789 El Camino Real, Burlingame, California 94010

June 2010 to September 2011

Receiver (appointed to protect and manage a 28 unit apartment building).**Budget Financial Company vs. Gregory J. Tyler – Judge Wynne Carvill, Dept 21**

(Alameda County, Oakland Superior Court Case No. RG10-499443)

2401 Warring Street and 2815 Channing Way, Berkeley, CA 94704

June 2010 to March 2011.

Receiver (appointed to protect and manage two student housing projects).**Scott Ryan vs. Unique Holdings - Judge Joseph F. De Vanon, Dept. S**

(Los Angeles County, Los Angeles Superior Court Case No. GC043014)

1041 W. Foothill Blvd., Arcadia, California 91006

July 2010 to September 2012

Receiver (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Alon Varsha vs. Southern Assets, LLC - Judge Barbara A. Meier Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC442672)

1241- 1249 West 37th Los Angeles, California 90007

July 2010 to February 2011

Receiver (appointed to protect and manage a \$4,000,000 student housing project near USC).**Robert Schieberl vs. Cynthia Johnston - Judge Judith Craddick, Dept. 9**

(Contra Costa County, Martinez Superior Court Case No. C10-00642)

929 Wilson Avenue, Richmond, CA 94805

August 2010 to May 2011

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**525 East Twain, LLC vs. Western Asset Recovery, LLC – Judge Michael P. Villani, Department 17**

(Clark County, Las Vegas, Nevada, Eighth Judicial District Court Case No. A-10-622404-C)

525 East Twain Avenue, Las Vegas, Nevada 89169

August 2010 to November 2011

Receiver (appointed to protect and manage a 25,791 square foot retail strip mall).**Elbert Branscomb vs. Kirtikumar Menon- Judge Verna A. Adams, Dept. J**

(Marin County, San Rafael Superior Court Case No. CIV 093705)

355 Canal Street, San Rafael, CA 94901

September 2010 current

Receiver (appointed to protect and manage a 42 unit apartment building).

Michael Chernyavsky vs. Michael Dekhtyar- Judge David P. Yaffe Dept. 86

(Los Angeles County, Los Angeles Superior Court Case No. BC440114)

Denny's Restaurant Store 8019, 4760 East Cesar Chavez Ave., Los Angeles, CA 90022

September 2010 to January 2011

Receiver (appointed to protect, manage and operate a Denny's Franchise Restaurant with 35 employees).**Francisco Valle vs. Isolina Valle- Commissioner Marjorie Slabach. Dept. 404**

(San Francisco County, San Francisco Superior Court Case No. FDI 10-772097)

La Mexicana Bakery, 2408 24th Street, San Francisco, CA 94110

October 2010 to October 2010

Receiver (appointed to audit and varify the sales of a business).**Maria Coito vs. Manuel Andrade- Judge Luis R. Vargas, Dept. 63**

(San Diego County, San Diego Superior Court Case No. 37-2010-00096393-cu-or-ctl)

936 Loring Street, San Diego, CA 92106 and 3312 Canon Street, San Diego, CA 92106

October 2010 to October 2011

Referee (appointed over an apartment building and single family home to protect, manage and facilitate the distribution of proceeds amongst the parties).**California Bank & Trust vs. Kentucky Street, LLC- Judge David W. Reed, Dept. 15**

(Yolo County, Woodland Superior Court Case No. CV 10-2173)

1500 East Kentucky Ave, Woodland, CA 95695

November 2010 to December 2011

Receiver (appointed over a 65,000 square foot industrial building to protect, manage and sell).**California Bank & Trust vs. Sarbjit Singh Kang- Judge Judith S. Craddick, Dept. 9**

(Contra Costa County, Martinez Superior Court Case No. C10-00983)

425 Moraga Road, Moraga, CA 94556

December 2010 to January 2012

Receiver (appointed over a gas station, mini-mart and real estate to protect, manage and sell).**Yoon Kim vs. Christina Lee- Judge Ann L. Jones Dept. 86**

(Los Angeles County, Los Angeles Superior Court Case No. BC450120)

Niko Niko Sushi Restaurant 1755 N. Vermont Avenue, Los Angeles, CA 90027

December 2010 to November 2011

Receiver (appointed to conduct a forensic accounting audit, draft report of findings for the Court and the parties, and potentially run and operate the business).**Lone Oak Fund, LLC. vs. 6417 Selma, LLC - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC451743)

6417 Selma Ave., Los Angeles, California 90028

December 2010 to June 2011

Receiver (appointed to protect and manage a 27,776 square foot parking garage).

Sushama Singapuri vs. Shashikant Singapuri - Judge Randolph E. Heubach Dept. 0

(Marin County, San Rafael, Superior Court Case No. 060341)

Tao Yuan, Bldg 10, Apt 305, Shunyi County, Beijing China

Newport Business Plaza East, 4909 S. Coast Hwy. Newport, Oregon 97366

Aquarium Village, 3005 Ferry Slip Rd., Newport Oregon 97366

4979 S. Coast Hwy 101, Newport, Oregon, 97366

Newport Business Plaza West, 4926 S. Coast Hwy. Newport, Oregon

1500 E. Juana Ave, San Leandro, CA 94577

171 Siesta Way, Sonoma, California 95476

88 Great Circle Way, Mill Valley, CA 94941

1616 Cupepper, Modesto, CA, 95351

Yaquina Bay Development Corporation- Real Estate Holding Company

Facets, Inc.- Jewelry Wholesaler

December 2010 to October 2011

Receiver (appointed in a marital dissolution to protect, manage and sell businesses, real estate and other assets in excess of 12 million dollars).**JP Morgan Chase Bank vs. Jose L. Gomez - Judge George Miram, Dept. 28**

(San Mateo County, San Mateo Superior Court Case No. CIV 502198)

319 Popular Avenue, Redwood City, California 94061

January 2011 to August 2011

Receiver (appointed to protect and manage an apartment building).**Sung Lee vs. Wien Bakery LLC.- Judge Elizabeth White, Dept. 48**

(Los Angeles County, Los Angeles Superior Court Case No. BC407761)

Wien Bakery, 3035 W. Olympic Blvd., Los Angeles, CA 90006

January 2011 to June 2012

Receiver (appointed to take possession, protect and operate a Bakery to pay judgment creditors).**Julius Lorenzo vs. Evelyn Bondoc- Judge David L. Minning, Dept. 61**

(Los Angeles County, Los Angeles Superior Court Case No. BC405777)

620 S. Griffith Park Drive, Burbank, CA 91506

February 2011 to October 2011

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Summitbridge Credit Investments, LLC vs. Mostafa Behzadpour- Judge Mark H. Tansil, Dept. 18**

(Sonoma County, Santa Rosa, California Superior Court Case No. SCV249146)

5085 Redwood Drive, Rohnert Park, CA 94928

February 2011 to December 2011

Receiver (appointed over a gas station, mini-mart, carwash, Subway and real estate to protect, manage and sell).**Win Win Alexandria Union, LLC. vs. Monica H. Hujazi, as Trustee - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC456257)

621 S. Union Ave, Los Angeles, California 90017

March 2011 to current May 2014

Receiver (appointed to protect, manage a 68 unit apartment building and bring out of the Los Angeles City Rent Escrow Account Program (REAP)).**Win Win Alexandria Union, LLC. vs. Monica H. Hujazi, as Trustee - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC456257)

1639-1645 N. Alexandria Avenue, Los Angeles, California 90027

March 2011 to current May 2014

Receiver (appointed to protect, manage a 78 unit apartment building and bring out of the Los Angeles City Rent Escrow Account Program (REAP)).

Wei Liu vs. Yao Lin- Judge Frank Gafkowsky Dept. S37

(San Bernardino County, San Bernardino Superior Court Case No. COVDS 1016483)

Rialto Buffet, 201 E. Baseline Road, Rialto, CA 92376

April 2011 to August 2011

Receiver (appointed to take possession, protect and operate a Chinese Food Restaurant with 15 employees).**Westamerica Bank vs. Orrin Thiessen- Judge Rene Auguste Chouteau, Dept. 17**

(Sonoma County, Santa Rosa, California Superior Court Case No. SCV247962)

640-940 McClelland Drive, Windsor, California 95492

9121-9086 Windsor Road, Windsor, California 95492

501-563 David Clayton Lane, Windsor, California 95492

212-220 Windsor River Road, Windsor, California 95492

9940 Starr Road, Windsor, California 95492-8977

April 2011 to November 2012

Receiver (appointed to protect and manage a 16 unit commercial and residential units).**Araceli G. Hogan vs. Brent M. Hogan - Judge Thomas T. Lewis , Dept. 79**

(Los Angeles County, Los Angeles Superior Court Case No. BD423978)

1249 W. 6th Street, Los Angeles, CA 90017

May 2011 to May 2012

Referee (appointed over a 30 unit apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Budget Finance Company vs. Sonya Alexander - Judge Richard Keller, Dept. D-608**

(Alameda County, Oakland Superior Court Case No. RG10493759)

950 39th Street, Oakland, CA 94608

August 2010 to May 2012

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Westamerica Bank vs. Jeffrey L. Freiberg- Judge Rene Auguste Chouteau, Dept. 17**

(Sonoma County, Santa Rosa, California Superior Court Case No. SCV249709)

579 1st Street West, Sonoma, California 95476

18017 Highway 12, Boyes Hot Springs, California 95416

May 2011 to June 2011

Receiver (appointed to protect and manage a mixed use commercial and residential building with a gas station).**Budget Finance Company vs. Maria Elena Alcantar - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC464432)

321 Arbor Vitae Street, Inglewood, California 90301

June 2011 to May 2012

Receiver (appointed to protect and manage a mixed use commercial and apartment building).**Lone Oak Fund, LLC vs. Rehabilitation Associates - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC464523)

1150 Laveta Terrace, Los Angeles California 90026 & 1138 Laguna Avenue, Los Angeles, CA 90026

June 2011 to December 2011

Receiver (appointed to protect and manage an apartment building).**BNJ Ultraservice, Inc. vs. Advantage Chemical, Inc., Judge Paulette Durand-Barkley Dept. 2**

(Riverside County, Riverside Superior Court, Court Case No. RIC 1111221)

43471 Ridge Park Drive, Temecula CA 92590

June 2011 to October 2011

Receiver (appointed to take control, protect and manage a national cleaning and sanitation product company).

Miguel Grandos vs. Image Auto Body & Towing, Judge George Miram-Barkley Dept. 28

(San Mateo County, San Mateo Superior Court Case No. CIV 503618)

2259 Spring Street, Redwood City, CA 94063

July 2011 to October 2011

Receiver (appointed to protect and manage an auto body and towing business).**Lone Oak Fund, LLC vs. Clarita Fazzari - Judge Peter Kirwan Dept. 8**

(Santa Clara County, San Jose Superior Court Case No. 111CV-205508)

1610 N. 4th Street, San Jose, California 95112

July 2011 to June 2012

Receiver (appointed to protect and manage a 21,000 square foot parking facility on 1 acre of land).**Michael Coombs vs. Archibald Cunningham - Judge Peter J. Busch, Dept. 301**

(San Francisco County, San Francisco Court Case No. CRF-10-510760)

1489 McAllister Street, San Francisco, California 94115

August 2011 to October 2016

Receiver (appointed over a tenant in common project to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).).**Cathy Sanford vs. Shanti Parker - Judge William F. Fahey, Dept. 78**

(Los Angeles County, Los Angeles Court Case No. BC450408)

939 N. Gordon Street, Pomona, California 91768

August 2011 to May 2012

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Steven Aranda vs. Andrew Aranda - Judge Roy Paul, Dept. 88C**

(Los Angeles County, San Pedro Court Case No. NC043879)

760 W. 10th Street, San Pedro, California 90731

August 2011 to September 2012

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Hilda Violeta Riofrio vs. Gustavo Beltran - Judge Mary Ann Murphy, Dept. 25**

(Los Angeles County, Los Angeles Court Case No. BC455335)

1204 S. Normandie Ave, Los Angeles, California 90006

September 2011 to November 2012

Referee (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Lone Oak Fund, LLC vs. Artisan Lofts Associates, LTD. - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC470376)

1745-1759 Glendale Boulevard, Los Angeles California 90026

September 2011 to December 2011

Receiver (appointed to protect and manage a 30,711 industrial/commercial complex).**Oxford Mortgage Funds, L.P. vs. Garden View Professional Center, LLC- Judge Thomas P. Nugent, Dept. 30**

(San Diego County, San Diego Superior Court Case No. 37-2011-58115-cu-or-ctl)

499 N. El Camino Real, Encinitas, CA 92024

September 2011 to May 2014

Receiver (appointed to protect and manage 31,423 square foot retail and medical office building).**Nghia T. Nguyen vs. Mark H. Nathan- Judge Sheila Fell, Dept. C22**

(Orange County, Santa Ana Superior Court Case No. 30-2011-00473056)

34422 Via Gomez, Dana Point, California 92624

121 Loma Lane, San Clemente, CA 92672

October 2011 to December 2011

Receiver (appointed to protect and manage two condominium projects).

Anthony Labroschiano vs. I Seed Films Incorporated - Judge Rolf M. Treu Dept. 58

(Los Angeles County, Los Angeles Superior Court Case No. BC 459930)

August 2011 to May 2012

Receiver (appointed to protect, manage, sell five movie scripts, and facilitate the division of proceeds amongst the parties).**Stuart Smith vs. David Jewett - Judge Donna Gunnell Garza, Dept. S-38**

(San Bernardino County, San Bernardino Superior Court Case No. CIVDS 1015060)

24950 Highland Drive, Crestline, CA 92325

November 2011 to July 2012

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Michael J. Kelley, Jr. vs. Livermore Acres, Inc. - Judge F Clark Suervres, Dept. 41**

(San Joaquin County, Stockton Superior Court Case No. 39-2010-00253689-CU-MC-STK)

The Manteca Inn, 150 Northwoods Ave., Manteca, CA 95336

1405 Yosemite Ave., Manteca, CA 95336

293 E. Wetmore Ave., Manteca, CA 95337

301 E. Wetmore Ave., Manteca, CA 95337

29211 Mission Blvd., Hayward, CA 94544

2164 Lathrop Road, Lathrop, CA 95330

18020 N. Highway 88, Lockeford, CA 95237

November 2011 current

Receiver (appointed to protect, manage and sell a 50 unit hotel, commercial properties and vacant land. Also, conduct a creditor's claims procedure and dissolution of the corporation).**Community Commerce Bank vs. The Baptist Church Of The New Covenant In Jesus Christ- Judge Ana Maria Luna, Dept. 1**

(Los Angeles County, Downey Superior Court Case, No. 11C00563)

10843-10857 Kenney Street, Norwalk, CA 90650

November 2011 to December 2011

Receiver (special purpose receivership to handle the disposition of personal property and establish commercial rental values to be included in the court's judgment).**Hem Gupta vs. Narendra Gupta - Judge Valerie Adair, Dept. 21**

(Clark County, Las Vegas, Nevada Superior Court Case No. A-10-624533-C)

1325 E. Hacienda Avenue, Las Vegas, Nevada 89119

November 2011 current May 2012

Referee (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**First National Bank of Northern California vs. Anthony Caruso - Judge Patricia Lucas Dept. 2**

(Santa Clara County, San Jose Superior Court Case No. 111CV213735)

144-148 E. Santa Clara Street, San Jose, California 95113

22 N. White Road, San Jose, California 95127

November 2011 to December 2012

Receiver (appointed to protect and manage a retail strip mall and a mixed use retail/residential property).**Joan Brown vs. Massoletti Cheek Financial, Inc.- Judge Lynn Duryee, Dept. L**

(Marin County, San Rafael, California Superior Court Case No. 025229)

December 2011 to current

Receiver (post judgment appointment to sell assets to collect on a \$330,000 judgment.)**Kaufman Kaufman & Miller LLP vs. Anthony Sestanovich - Judge John Shepard Wiley, Jr., Dept. 50**

(Los Angeles County, Los Angeles Court Case No. BC424418)

11027 Blix Street, North Hollywood, California 91602

April 12, 2011 to December 2012

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

Budget Funding, LLC vs. Ali A. Saleh- Judge William A. Mayhew, Dept. 21

(Stanislaus County, Modesto Superior Court Case No. 670618)

410-416 6th Street, Modesto, CA 95354

January 2012 to August 2012

Receiver (appointed to protect and manage two apartment buildings).**Cornerstone Diversity, LLC vs. Jacob Khazanovich- Judge David I. Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court Case No. 34-2011-00097586)

Assessor Parcel Number 220-0420-021, Sacramento, California 95842

January 2012 to August 2012

Referee (appointed over 6.28 acres of land to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Maria Velasquez vs. Francisco Nunez- Judge Kevin C. Brazile, Dept. 20**

(Los Angeles County, Los Angeles Superior Court Case No. BC424013)

11819 Civic Center Drive, Hawaiian Gardens, California 90716

January 2012 to January 2015

Referee (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Esther Juarez vs. Jorge Martin De Anda- Judge Harold Kahn, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CGC-09-493126)

1051 Shotwell Street, San Francisco, California 94110

February 2012 to July 2012

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Corvorn LLC vs. Eileen Long, Judge Loretta Giorgi, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CPF-09-509680)

1568 Haight Street, San Francisco, CA 94117

February 2012 to May 2013

Receiver (post judgment appointed to protect, manage, operate and sell a restaurant and bar).**Bank of America vs. Mitra K. Sadeghzadeh- Judge Paul M. Marigonda, Dept. 5**

(Santa Cruz County, Santa Cruz Superior Court Case No. CV173146)

1455 Freedom Blvd., Watsonville, CA 95076

February 2012 to December 2012

Receiver (appointed over a gas station, mini-mart and real estate to protect, manage and sell).**Lone Oak Fund, LLC vs. Pacific Interventure, Inc. - Judge Barbara A. Meiers Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC482088)

10217-10225 Hillhaven Ave., Tujunga, CA 91402

April 2012 to January 2013

Receiver (appointed to protect and manage a 27 unit apartment building).**Occidental Resources vs. Undisclosed Company- Judge John Ditsworth, Dept. 203**

(Maricopa County, Mesa Superior Court Case No. (Provided upon request)

Phoenix, Arizona

012 to November 2012

Receiver (appointed to protect and manage a nationwide precious metals company).**Wells Fargo Bank vs. Golden Gate Community Health, Judge Harold Kahn, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CGC-12-519439)

815 Eddy Street, San Francisco, CA 94109

March 2012 to August 2012

Receiver (appointed to protect, manage and sell an office building that was owned by Planned Parenthood).

Lone Oak Fund, LLC. vs. Benyam Mulugeta- Judge John True, Dept. 510

(Alameda County, Oakland Superior Court Case No. RG12-634973)

The Lake Merritt Hotel, 2332 Harrison Street, Oakland, CA 94612

June 2011 to May 2013

Receiver (appointed to protect, manage and operate a 156 unit historic hotel).**Jerry Manpearl vs. Eric Fintzi, Judge Allan J. Goodman, Dept. P**

(Los Angeles County, Santa Monica Superior Court Case No. SC113489)

2619 Exposition Boulevard, Los Angeles CA 90018

July 2012 to March 2013

Receiver (post judgment appointed to take possession and sell rare African Art).**CERF SPVI, LLC vs. Cherokee Simeon Ventures, I, LLC- Judge Judith A. Sanders, Dept. 60**

(Contra Costa County, Martinez Superior Court Case No. C12-00284)

Campus Bay, 4677 Meade Street, Richmond, CA 94804

July 2012 to October 2014

Receiver (appointed to protect, manage and monitor a Superfund Environmental Clean-up for an 85 acre biotechnology property on the San Francisco Bay).**Patrick O'Loughlin vs. P.O.L. Incorporated- Judge William M. Monroe, Dept. C16**

(Orange County, Santa Ana Superior Court Case No. 30-2011-00473932)

1465 Hillcrest, Laguna Beach, CA 92651

285,287,289,291 San Joaquin, Laguna Beach, California 92651

July 2012 to November 2012

Referee (appointed over a single family home and an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Bank of New York Mellon vs. Peter Hak Pe- Judge David I. Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court Case No. 34-2012-00124519)

8651 Folsom Boulevard, Sacramento, California 95826

July 2012 to December 2013

Receiver (appointed over a gas station and mini-mart to protect, manage and sell).**Van My Lieu vs. Phuong My Lieu- Judge Edward Simpson, Dept. NER**

(Los Angeles County, Pasadena Superior Court Case No. GC048781)

2723 Pine Street, Rosemead, California 91770

September 2012 to October 2012

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**White Zuckerman vs. Mark E. Lipp, Judge Maria E. Stratton, Dept. NWT**

(Los Angeles County, Van Nuys Superior Court Case No. LC093932)

Corporate Entity: ALJA, LLC.

September 2012 to September 2012

Receiver (post judgment appointed to sell a corporate ownership interest to satisfy a judgment).**Bank of New York Mellon vs. Sha Capital, Inc.- Judge Laurel S. Brady, Dept. 31**

(Contra Costa County, Martinez Superior Court Case No. CIVMSC 12-01134)

Martinez Car Wash and Union 76 Gas Station, 3950 Alhambra Avenue, Richmond, CA 94533

September 2012 to June 2015

Receiver (appointed over a car wash and gas station to protect, manage, operate and sell).**B Squared, Inc. vs. Renato Ferrer- Judge Edward Simpson, Dept. NE-R**

(Los Angeles County, Pasadena Superior Court Case No. GC 050129)

1415, 1425 and 1435 N. Garfield Avenue, Pasadena, CA 91104

September 2012 to February 2016

Receiver (appointed to protect, manage and operate a senior assisted living facility).

Patrick Bigham vs. Jo Ann Bigham- Judge James L. Stoelker, Dept. 18

(Santa Clara County, San Jose Superior Court Case No. 112-CV-222194)

1416 Bellville Way, Sunyvale, California 94087

September 2012 to April 2013.

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Century City Medical Plaza, ETC vs. Undisclosed Medical Practice, Judge Joseph S. Biderman,**

(Los Angeles County, Los Angeles Superior Court Case No. SC097659)

Corporate Entity: Joint Effort Medical Wellness

October 2012 to current

Receiver (post judgment appointed to protect and operate a physical therapy clinic).**Marriage of Ismatlyan Volga & Shahoian Hamlet, Department 2B, Teresa Beaudet**

(Los Angeles County, Los Angeles Superior Court Case No. BD512364)

Haykshen Market, 310 E. California Ave., Glendale, California 91206

October 2012 to December 2012

Receiver (family law receivership-appointed to verify cash sales of a market and provide an accounting to the Court and parties).**Colfin Bow Funding B, LLC vs. Calstar Investments, LLC- Judge William D. Palmer, Dept. 15**

(Kern County, Bakersfield Superior Court Case No. S-1500-CV-277435 WPD)

Apna Plaza, 228-318 White Lane, Bakersfield, California 93307

October 2012 to November 2013

Receiver (appointed over a Shell gas station and 103,000 square foot retail center to protect, manage, and sell).**Bank of New York Mellon vs. Paul Gosal dba Valley Arco- Judge B.W. McNatt, Dept. 42**

(San Joaquin County, Stockton Superior Court Case No. 39-2012-00284697 CU-OR-STK)

Valley ARCO Gas Station, 16 East Harding Way, Stockton, CA, 95204

October 2012 to December 2013

Receiver (appointed over a gas station and c-store to protect, manage, operate and sell).**Karim and Liana Tahir vs. Jimmy Budihalim and Tara Tahir, Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CGC-10-504897)

1607 Milvia Street, Berkeley, CA 94709

2321 Blake Street, Berkeley, CA 94704

November 2012 to September 2013

Receiver (appointed over two apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**In re: Belcorp Resources, Inc.- Judge Bruce A. Markell, Foley Courtroom 3 (third floor)**

(Clark County, Las United States Bankruptcy Court District of Nevada Case No. BK-S-12-16650-bam)

Chevron Gas Station and Real Estate, 3685 N. Moapa Valley Blvd., Logandale, NV, 89021

November 2012 to March 2013

Chapter 11 Trustee (appointed over a gas station, c-store, car wash and commercial real estate to protect, manage, operate, sell and payoff creditors).**Bank of New York Mellon vs. Shamsuddin Faquiryan- Judge Bob W. McNatt, Dept. 42**

(San Joaquin County, Stockton Superior Court Case No. 39-2012-00285494 CU-OR-STK)

Lathrop Chevron Gas Station, 140 Lathrop Road, Stockton, CA, 95330

November 2012 to May 2013

Receiver (appointed over a gas station and c-store to protect, manage and sell).**Ann F. Turquand vs. Susan Turquand - Judge Michael Paul Linfield, Dept. 10**

(Los Angeles County, Los Angeles Court Case No. BC470646)

212 Whittley Ave, Avalon, California 90704

February 2013 to September 2013

Referee (appointed over a single home on Catalina Island to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

John H. Sibbison vs. Christin Trimpi- Judge Cary H. Nishimoto, Dept. SW-E

(Los Angeles County, San Pedro Superior Court Case No. YC062189)

Malibu California APN: 4453-001-022

August 2012 to current

Receiver (post judgment appointed to protect, manage and sell land in Malibu California for the payment of a creditor).**Miguel L. Arreola vs. Brenda Black- Judge Robert H. O'brien Dept. 86**

(Los Angeles County, Los Angeles Superior Court Case No. BC496157)

6812 11th Avenue, Los Angeles CA 90043

March 2013 to March 2014

Receiver (appointed to protect and manage a 26 unit apartment building).**City National Bank vs. Monarch/Philadelphia, LLC- Judge Barbara Meiers, Dept. 12**

(Los Angeles County, Los Angeles Superior Court Case No. BC447913)

12015 and 12031 Philadelphia Street, Whittier, CA 90601

April 2013 to October 2014

Receiver (appointed over a 100,125 square foot industrial manufacturing facility to protect, manage and sell).**Michael Kizhner vs. Tatiana Kuniansky- Judge David J. Cowan, Dept. F**

(Los Angeles County, Los Angeles Superior Court Case No. SD031611)

April 2013 to December 2014

Receiver (appointed in over a marital dissolution to take possession of safety deposit boxes and multiple storage lockers of fine art).**Luz Camacho vs. Rogelio Jimenez- Judge Ramona G. See, Dept. M**

(Los Angeles County, Torrance Superior Court Case No. YC064429)

4065 W. 135th Street, Torrance, CA 90250

April 2013 to May 2014

Referee (appointed over an apartment complex to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Emmanuel B. David vs. Marlene Z. Robertson - Judge Edward Simpson, Dept. NE-R**

(Los Angeles County, Pasadena Superior Court Case No. GC050829)

(Address upon request) Pasadena, California 91103

April 2013 to November 2016

Receiver (appointed to manage the real estate for 129 bed skilled nursing facility).**Louis Dimaggio vs. Diane Dimaggio- Judge Judge David B. Flinn, Dept. 6**

(Contra Costa County, Martinez Superior Court Case No. CIVMSC 11-00890)

1785 Rockwood Place, Concord, California 94521

May 2013 to June 2014

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Joyce P. Cox vs. C.C. Ryder- Judge Harvey Silberman, Dept. K**

(Los Angeles County, Pasadena Superior Court Case No. GD 050651)

1324 West 37th Drive and 1225 West Exposition Blvd, Los Angeles, CA. 90007

April 2013 to June 2013

Receiver (appointed to protect and manage an apartment building).**Pride 76, Inc. vs. H & C Energy- Judge Perry Parker, Dept. B**

(Sutter County, Yuba City Superior Court Case No. CVCS13-1142)

76 Food Mart, 1466 Colusa Highway, Yuba City, CA, 95993

June 2013 to June 2014

Receiver (appointed to protect and manage, operate a gas station and c-store).

Wells Fargo Bank vs. Mavic Ramos, Judge Robert D. McGuiness, Dept. 22

(Alameda County, Oakland Superior Court Case No. HG13682822)

389 Juana Avenue, San Leandro, CA 94557

July 2013 to August 2014 to July 2019

Receiver (appointed to perform an audit of a 28 bed assisted living facility to make sure the facility was financial sound and in compliance with California Department of Social Services regulations.)**Sovereign Asset Management, Inc. vs. Lake Arrowhead Treatment Center, Inc., Judge Steven S. Streger, Dept. C16**

(Orange County, Santa Ana, Superior Court Case No. 30-2013-00627969-CU-BC-CJC)

975 Nadelhorn Drive, Lak Arrowhead, CA 92352

414 Darfo, Crestline, CA 92325

373 Emerald Drive, Lake Arrowhead Villa Road, Lake Arrowhead, CA 92352

28914 Hook Creek Road, Cedar Glen, CA 92321

815 Arrowhead Villa Road, Lake Arrowhead, CA 92352

July 2013 to May 2014

Receiver (appointed in a partnership dispute over five drug and alcohol abuse centers to control revenue, conduct an accounting of past operations, distribute funds amongst the different locations and provide reports to the court and the parties.)**Iris Brandt vs. Lelia Lee Fountain- Judge Julia C. Kelety, Dept. PC-2**

(San Diego County, San Diego Superior Court Case No. 37-2011-00150130-PR-LA-NC)

4305 E. Overlook Drive, San Diego, California 92115

August 2013 to March 2014

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**CitiMortgage, Inc. vs. Mark E. Yeadaker - Judge George Miram, Dept. 28**

(San Mateo County, San Mateo Superior Court Case No. CIV 523312)

81, 83, 85 Elder Lane, Pacifica, CA 94044

85 Clarendon Road, Pacifica, CA 94044

August 2013 to April 2015

Receiver (appointed to protect and manage a multi-family rental property).**Reginaldo Pena vs. Carlos R. Peraza - Judge John G. Evans, Dept. P51**

(Riverside County, Riverside Superior Court Case No. INS1202590)

Liquor License 465641 located at 68449 Peraza Road, Cathedral City, CA 92234

August 2013 to August 2014

Receiver (post judgment appointment to take control and sell a liquor license to pay a judgment holder).**Lone Oak Fund, LLC. vs. Innocenti, LLC., Judge Harry M. Dorfman, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-13-533770)

2017 to 2021 Powell Street, San Francisco, CA 94133

September 2013 to March 2014

Receiver (appointed to protect, and manage an apartment building).**Wells Fargo Bank vs. Baird Niece Corporation, Judge Melinda Reed Dept. 1**

(Tulare County, Visalia Superior Court Case No. VCU 252795)

60 E. Street, Porterville, CA 93257

September 2012 to March 2015

Receiver (appointed over a citrus grove and produce packing business to protect, manage, operate and sell).**Douglas Turner vs. Pierre Moieni- Judge Russell S. Kussman, Dept. Q**

(Los Angeles County, Van Nuys Superior Court Case No. LC 097846)

22456 Ventura Boulevard, Woodland Hills, CA 91364

September 2013 to June 2014

Receiver (appointed to protect and manage a bar and restaurant and provide accounting services).

Stohlman & Rogers, Inc. vs. Abdul Rauf- Judge Perry Parker, Dept. B

(Sutter County, Yuba City Superior Court Case No. CVCS10-1460)

Liquor license 436524 located at 720 5th Street, Arbuckle, CA 95912

September 2013 to November 2014

Receiver (post judgment appointment to take possession of a liquor license and sell to pay judgment).**Charlene Ayodele vs. Emmanuel Ayodele- Judge Robert E. Willett, Dept. 43**

(Los Angeles County, Los Angeles Superior Court Case No. BD538391)

11126 S. Main Street, Los Angeles, CA 90061

September 2013 to January 2014

Receiver (appointed to protect and manage a medical practice and sell real estate to pay spousal support).**Amy Nabi vs. Hatif Habib Nabi- Judge Patrick A. Cathcart, Dept. 83**

(Los Angeles County, Los Angeles Superior Court Case No. BD 274538)

9009 Laurel Canyon Blvd., Sun Valley, CA 91352

September 2013 to May 2015

Receiver (post judgment appointed to operate a marble and slate company to pay spousal support).**Bank of The West vs. Red Hill Plaza, LLC- Judge David Chaffee, Dept. C20**

(Orange County, Santa Ana Superior Court Case No. 30-2013-00676634-CU-MC-CJC)

1400 Reynolds Avenue, Irvine, CA 92614

September 2013 to September 2014

Receiver (appointed over a medical office building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Chris Chen vs. Frederick Staurt Franz- Judge Mark H. Pierce, Dept. 9**

(Santa Clara County, San Jose Superior Court Case No. 112-CV-237304)

349-357 Richmond Avenue, San Jose, California

September 2013 to December 2014

Referee (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Karen Timmes vs. Daniel Armijo – Judge Brian Gasdia, Dept. F**

(Los Angeles County, Los Angeles Court Case No. VC62695)

2805 Nebraska Avenue, South Gate, California 90280

September 2013 to August 2014

Referee (appointed over an apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**City of Culver vs. Anthony Pappas- Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court Case No. BS142953)

4275 to 4277 Revere Place, Culver City, CA 90232

October 2013 to November 2014

Receiver (appointed as a Health and Safety Receiver to bring a duplex into compliance with building and fire codes).**Security Lending, LTD vs. TK & EF- Judge Margaret Miller Bernal, Dept. C**

(Los Angeles County, Norwalk Superior Court Case No. VC063552)

6136 to 6142 Walker Ave., Maywood, CA 90270

October 2013 to March 2004

Receiver (appointed over an industrial building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Chris Chen vs. Frederick Staurt Franz- Judge Laurel Brady, Dept. 31**

(Contra Costa County, Martinez Superior Court Case No. C12-02818)

2666 Taylor Road, Bethel Island, California 94511

September 2013 to February 2015

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

Galva Tarmu vs. Aurora Loan Servicing Inc.- Judge Richard Stone, Dept. M

(Los Angeles County, Santa Monica Superior Court Case No. SC101815)

108 Paloma Avenue, Venice, CA 90291

October 2013 to October 2015

Receiver (appointed over an apartment building to protect and manage).**John Thomas vs. Ben Yadegarian - Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court Case No. 10K21121)

Green Room Billiards, 3458 N. San Fernando Road, Los Angeles, CA 90065

November 2013 to October 2014

Receiver (Post judgment receiver appointed to sell ownership stock certificates to pay judgment).**Thomas Balsamo vs. John Balsamo- Judge Randa Trapp, Dept. C-70**

(San Diego County, San Diego Superior Court Case No. 37-2013-00050649-CU-OR-CTL)

825 Granger Street, San Diego, California 92154

December 2013 to February 2015

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Daniel Israel vs. David Israel- Judge Gerald Rosenberg, Dept. K**

(Los Angeles County, Santa Monica Superior Court Case No. SC120612)

1109 Wooster Street, CA 90035

December 2013 to November 2014

Receiver (appointed over an apartment building to protect, manage and sell. Also appointed to marshal books and records and create an accounting for 28 years).**Edward L. Perez vs. Theodore Wiesand- Judge Robert H. O'Brien, Dept. 86**

(Los Angeles County, Los Angeles Superior Court Case No. BC465205)

236-238 S. Avenue 55, Los Angeles, CA 90042

December 2013 to current

Receiver (appointed over two apartment buildings to protect and manage).**Alicia Marie Manlove vs. David Kenneth Warner- Judge Ross M. Klein, Dept. S-27**

(Los Angeles County, Long Beach Superior Court Case No. NC058906)

2710 Fanwood Avenue, Long Beach, California 90815-1332

December 2013 to October 2014

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Oxford Mortgage Funds, L.P. vs. Grace S. Chizar – Judge Ronald E. Quidachay, Dept 501**

(San Francisco County, San Francisco Superior Court Case No. CGC 13-534775)

2901 Channing Way, Berkeley, CA 94704

December 2013 to March 2015

Receiver (appointed to protect and manage a student housing project).**City of Fontana vs. Jose Luis Montoy- David Cohn, Dept. S35**

(San Bernardino County, San Bernardino Superior Court Case No. CIVDS1312447)

11374 Dogwood Court, Fontana, CA 92415

December 2013 to January 2014

Receiver (appointed as a Health and Safety Receiver to bring a single family home into compliance with building codes).**RES-CA Nadina Groves, LLC vs. Vicki Bird- Judge Theodor C. Albert- Central Bankruptcy Court**

(Orange County, Santa Ana Bankruptcy Court Case No. 8:11-bk-23508-TA)

3512 Beach Road, Capistrano Beach, CA 92624

Betram Yacht/Super Bird, 34555 Casitas Place, Dana Point, CA 92629

December 2013 to October 2014

Substitute Custodian (appointed to assist the United States Marshal and taking possession of personal property at a beach front estate and a 57 foot yacht to pay a multi-million dollar judgment).

Norastine Ghee vs. Alexis Pleasant- Judge Richard E. Rico, Dept. 17

(Los Angeles County, Los Angeles Superior Court Case No. BC477862)

1081 Sycamore, Los Angeles CA 90019

3010 W. Martin Luther King Blvd., Los Angeles, CA 90008

December 2013 to December 2014

Referee (appointed over two apartment buildings to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Lone Oak Fund, LLC. vs. South California LLC- Judge Timothy Taylor, Dept. C-72**

(San Diego County, San Diego Superior Court Case No. 37-2013-00078556-CU-OR-CTL)

7421 Draper Avenue, La Jolla, CA 92037

1205 Blinas Bay Court, Chula Vista, CA 91913

524 Reisling Terrace, Chula Vista, CA 91913

December 2013 to July 2014

Receiver (appointed over two single family homes and an apartment building to protect and manage the properties).**Mechanics Bank vs. Almaden Associates, LLC- Judge George Spanas, Dept. 34**

(Contra Costa County, Martinez Superior Court Case No. C14-00010)

7950 Dublin Blvd., Dublin, CA 94568 (70,110 square foot office building)

18120 Bollinger Canyon Road, San Ramon, CA 94583 (93,730 square foot industrial/office building)

1609 Lawrence Road, Danville, CA 94506 (3.27 acres of undeveloped land)

APN: 2011-010-035 City of San Ramon, CA (Two residential homes)

January 2014 to July 2014

Receiver (appointed to protect, manage and operate a portfolio of office, industrial, undeveloped land and residential homes).**Lindsay Williams vs. Joe Reynolds, M Bar & Restaurant, Judge Michael Harwin, Dept. M**

(Los Angeles County, Van Nuys Superior Court Case No. BC 477082)

1253 N. Vine, LA CA 90038

January 2014 to February 2014

Receiver (post judgment appointed to secure and sell a liquor license).**Christopher Kirk vs. Tamila Kirk - Judge Kenneth Fernandez, Dept. F-401**

(Riverside County, Riverside Superior Court Case No. RID1302628)

Satewide Towing, 190 N. Main Street, Riverside, CA 92501

November 2013 to May 2015

Receiver (family law appointment to marshal and account for funds of a towing business. Also to conduct an inventory and appraisal of the business).**Flag City ARCO Station- Debtor Yousif H. Halloum- Judge Christopher M. Klein, Dept. 3-200**

(United States Bankruptcy Court- Eastern District of California No. 2012-21477-C-11)

Flag City ARCO, 14931 N. Flag City Blvd., Lodi, CA, 95242

February 2014 to August 2014

Project Manager for the Chapter 7 Trustee (appointed to protect, manage, operate a gas station, carwash, restaurant and c-store).**Colfin Bow Funding LLC vs. John M. Coyle- Judge Philip A. Champlin, Dept. C-10**

(Solano County, Fairfield Superior Court, Case, No. FCS 042530)

740 Texas Street, Fairfield, CA 94533

March 2014 to March 2015

Receiver (appointed over a 11,112 square foot historic office and retail building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

Alan J. Villarine/Petro-Val vs. Clayton Ludington/Petro-Lud- Judge David R. Lampe, Dept. 11

(Kern County, Bakersfield Superior Court, Case, No. S-1500-CV-281130-DRL)

Maricopa Oil Lease Contract in Maricopa California

Edison Oil Lease Contract in Edison California

April 2014 to September 2015

Receiver (appointed to oversee and dissolve a business partnership that owned and operates two active oil producing fields).**Phyllis Sue Solomon vs. Jocelyn S. Korchak- Judge Robert L. Hess, Dept. 24**

(Los Angeles County, Los Angeles Superior Court Case No. BC 509300)

970 N. Serrano Avenue, Los Angeles, CA 90029

5432 Barton Avenue, Los Angeles, CA 90038

April 2014 to February 2015

Referee (appointed to oversee appraisals of two rental income properties and make recommendations to the parties and the court regarding equalization payments to partition properties).**HSBC Bank vs. Dara Petroleum, Inc.- Judge William B. Shubb, Dept. 24**

(United States District Court, Eastern District of California Case No. 2:09-CV-02356-WBS-EFB)

3499 El Camino Avenue, Sacramento, CA 95821

May 2014 to September 2017

Receiver (appointed to protect, manage, and conduct a levy sale of a gas station and c-store).**Reginald Wayne Clark vs. Pacific Management & Research Corp.- Judge Bryan F. Foster, Dept. S26**

(San Bernardino County, San Bernardino Superior Court Case No. CIVDS1408584)

430 N. Vineyard Avenue, Suite 320, Ontario, California, 91764

June 2014 to July 2016

Receiver (appointed to take possession of a corporation that provided investment services in real property tax liens secure and sell assets, make distributions to investors).**Gabriel Barazani vs. Mayan Ganem Investments, LLC**

(Los Angeles County, Los Angeles Superior Court Case No. BC518523)

June 2016

Expert Witness (retained to review documents and inspect an apartment building and opine regarding business practices for property management).**Ricardo Perez vs. Juana Perez- Judge Armen Tamzarian, Dept. CE 84**

(Los Angeles County, Los Angeles Superior Court Case No. BD414421)

Bank of America Safety Deposit Box

July 2014 to May 2015

Receiver (appointed to take possession of \$105,000 of cash in safety deposit box and make court instructed payments. Additionally, appoint to protect and operate a pallet business- R & R Pallets).**2012-SIP-I Ventures, LLC vs. Sonora Petroleum, Inc.- Judge Charles D. Wachob, Dept. 42**

(Placer County, Roseville Superior Court Case No. S-CV-0034285)

2990 Foothills Boulevard, Roseville, CA 95747

July 2014 to November 2016

Receiver (appointed to protect and manage a retail strip mall).**Laren Ellsworth vs. Ryan Ellsworth- Judge Douglas R. Holt**

(Graham County Arizona, Safford Superior Court Case No. CV2014-00056)

25 Single Family Homes throughout Phoenix and Northern Arizona

July 2014 to June 2015

Receiver (appointed to protect, manage, and sell 25 single family homes throughout Phoenix and Northern Arizona and dissolve a family trust).

Lone Oak Fund vs. Gold River Valley, LLC.- Judge Luis A. Lavin, Dept. 82

(Los Angeles County, Los Angeles Superior Court Case No. BC552238)

650 to 652 Lake Avenue, Pasadena, CA 91106

September 2014 to April 2016

Receiver (appointed to protect and manage a 12 unit condominium complex that was being utilized as a rental income property).**Ryan Mak & Norris Mak vs. M.S.W. Enterprises, Inc. - Judge Ernest Goldsmith, Dept. 302**

(San Francisco County, San Francisco Court Case No. CGC-13-530302)

1608 Polk Street, San Francisco, California 94109

August 2011 to February 2015

Receiver (appointed to protect, run and operate a sushi restaurant).**SBDL Productions, LLC vs. Joseph Brestz- Judge Mark Borenstein, Dept. 44**

(Los Angeles County, Los Angeles Superior Court Case No. BC462635)

September 2014 to July 2015

Receiver (Post judgment receiver to sell share of Digital Development Group Corp. to satisfy judgment).**Craig Goldman vs. Gary Pesner.- Judge Craig Griffin, Dept. 17**

(Orange County, Orange County Superior Court Case No. 30-2104-00712683)

650 to 652 Lake Avenue, Pasadena, CA 91106

October 2014 to May 2016

Receiver (appointed to collect and safeguard rents for an 18 apartment units, evaluated partnership interests and provide recommendations for dissolution or buy-out).**Louis and Alice Ross Family Trust.- Judge Michael Levanas, Dept. 5**

(Los Angeles County, Los Angeles Superior Court Case No. BP154893)

3520, 3521, 3525, 3545, 3547, 3551 Lynwood Road, Lynwood CA 90262

11615, 11607 Lewis Street, Lynwood CA 90262

October 2014 to current

Receiver (appointed to take control and operate trust).**Lone Oak Fund, LLC vs. Capital Advantage LLC, Judge Garrett L. Wong, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-14-542184)

117 Post Street, San Francisco, CA 94108

October 2014 to February 2015

Receiver (appointed to protect and manage 18,000 square foot class A office building).**Estella M. Villacorta vs. Eugenie M. Villacorta.- Judge Geoffrey T. Glass, Dept. C-32**

(Orange County, Orange County Superior Court Case No. 30-2104-00735578)

8288 East Oak Ridge Circle, Anaheim, CA 92808

October 2014 to August 2015

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Jennifer Stoff vs. Michael Stoff- Judge Michael S. Groch, Dept. F-1**

(San Diego County, San Diego Family Law Court Case No. D530163)

6749 Top Gun Street, San Diego, CA 92126

721-723, 725 Cohasset Court, Pacific Beach, CA 92109

6737 Aqueduct Court, San Diego, CA 92119

7661 Girard Avenue, La Jolla, CA 92037

3535 Linda Vista Drive #221, San Marcos, CA 92078

Highway 79, Warner Springs, CA 92086 (APN 114-140-39)

9424 Abraham Way, Santee, CA 92071

9711 Mission Gorge Road, Santee, CA 92071

October 2014 to current

Receiver (appointed over a marital estate to manage estate, protect properties, manage properties, and sell property with the consent of the parties.)

501 E. Stassney Lane, Augstin, Texas 78745

532 N. First Street, Tucson, Arizona 85719

8325 Camino Santa Fe, San Diego, CA 92121

2810 Mission Blvd. #B, San Diego, CA 92109

2012-SIP-I Ventures, LLC vs. Fox Oil, Inc. and Gurraj S. Grewal- Judge Raymond M. Cadei, Dept. 54
 (Sacramento County, Sacramento Superior Court Case No. 34-2012 00163704)
 8901 Madison Avenue, Fair Oaks, CA 95628
 October 2014 to October 2015
Receiver (appointed to protect, manage and sell a gas station and c-store).

David Weinstein vs. Lawrence Baldasano/Village Square Realty- Judge Rebecca Connolly, Dept. 4
 (Santa Cruz County, Santa Cruz Superior Court Case No. CV180289)
 23505 Schulties Road, Los Gatos, CA 95033-8712
 October 2014 to July 2015
Receiver (appointed to protect and manage a single family home).

Lone Oak Fund, LLC vs. Karen Louise Federoff- Judge Laura A. Matz, Dept. NCGE
 (Los Angeles County, Glendale Superior Court Case No. EC063079)
 621, 629 W. Colorado Blvd., Monrovia, California 91016
 214 Grand Avenue, Monrovia, California 91016
 October 2014 to February 2015
Receiver (appointed to protect and manage a portfolio of properties consisting of single family homes).

BMR-Bunker Hill LP vs. San Diego Regenerative Medicine Institute- Judge Timothy Taylor, Dept. C-72
 (San Diego County, San Diego Superior Court Case No. 37-2012-00042147-CL-UD-CTL)
 San Diego County
 November 2014 to August 2016
Post Judgment Receiver (appointed to sell company assets, patents, and intellectual properties to pay judgment).

The People Of The State Of California vs. Alvernaz Partner, LLC- Judge Dennis Hayashi, Dept. 522
 (Alameda County, Oakland Superior Court Case No. RG14737036)
 8603 and 8701 Hillside Street, Oakland, CA 94605
 November 10, 2014 to August 2015
Receiver (appointed to evaluate the property for compliance with state and local laws regarding habitability and implement a plan to resolve all code violations and eliminate gang and illegal activities at the property for this 72 unit apartment building).

McWhirter Distribution Co., Inc. vs. Gasprom, Inc.- Judge Frank Johnson, Dept. T
 (Los Angeles County, Van Nuys Superior Court Case No. LC 080930)
 December 2014 to January 2015
Receiver (Post judgment receiver to sell share of Gasprom, Inc. to satisfy judgment).

Terry Harper vs. Ricardo Diaz- Judge Yvette M. Palazuelos, Dept. 28
 (Los Angeles County, Los Angeles Superior Court Case No. BC521335)
 1516 E. 75th Street, Los Angeles, California 90001
 December 2014 to December 2015
Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).

Tanya Freden vs. Ozel Fine Jewelers, Inc.- Judge Bryan F. Foster, Dept. S35
 (San Bernardino County, San Bernardino Superior Court Case No. CIVSS805579)
 11400 4th Street #103, Rancho Cucamonga, California
 12200 Amargosa Road, Victorville, California
 73375 El Paseo, Unit K, Palm Desert, California
 December 2014 to February 2015
Post Judgment Receiver (appointed to review books, records and collect revenue from 3 jewelry stores to pay judgment debtor).

Wilson vs. FE and PVR Wilson Partnership, et al.- Judge Mary Fingal Schulte, Dept. C-6
 (Orange County, Orange County Superior Court Case No. 30-2008-00103336-CU-BC-CJC)
 December 2014 to February 2015
Receiver (appointed over a family partnership to take control, manage, sell and dissolve the family partnership).

Gold River Valley, LLC.- Judge Thomas B. Donovan, Dept. 1345

(United States Bankruptcy Court, Central District Court Case No. 2:15-bk-10691-TD)

650 to 652 Lake Avenue, Pasadena, CA 91106

February 2015 to February 2016

Court Custodian (appointed to protect and manage a 12 unit condominium complex that was being utilized as a rental income property. Also prepared the monthly Debtor in Possession Reports).**Anthony M. Reyes vs. Margaret Bernal- Judge Susan Bryant-Deason, Dept. 52**

(Los Angeles County, Los Angeles Superior Court Case No. BC547117)

3442-3444 Gleason Avenue, Los Angeles, California 90063

January 2015 to January 2016

Referee (appointed over a multi-unit property to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Strategic Acquisitions, Inc. vs. JJ Freemont Company, LLC.- Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court Case No. BC572433)

1042-1042 1/2 S. Orange, Los Angeles, CA 90019

February 2015 to January 2016

Receiver (appointed to protect and manage a multi-unit residential property).**West Loan Acquisition Holding, LP vs. Laurie B. Share as Trustee of the Share-Zwick Family Revocable Trust dated 4/22/1994- Judge Roger Ross, Dept. 13**

(San Joaquin County, Stockton Superior Court Case No. 39-2014-00312144-CU-BC-STK)

108-110 Sycamore Avenue, Mantecca CA, 95336

December 2014 to March 2015

Receiver (appointed to protect and manage a mixed used property consisting of residential rental units and office space).**Elian Meida vs. Munem Maida- Judge John M. Pacheco, Dept. S31**

(San Bernardino County, San Bernardino Superior Court Case No. CIVVS 1101947)

APN: 444-101-46, 47, 48 and 50 in the town of Apple Valley

March 2015 to September 2015

Receiver (appointed to sell Plaintiff's ownership in the 7.5 acres of properties).**In re: GLER INCORPORATED- Judge Bruce T. Beesley**

(Washoe County, Las United States Bankruptcy Court District of Nevada Case No. BK-N-14-51262-BTB)

St. Joseph Care Home, 465 Highland Ave., Reno, NV, 89512

March 2015 to July 2016

Chapter 11 Trustee (appointed over an assisted living facility (group care home for the elderly, disabled and those with mental illness) to protect, manage, operate, sell and pay off creditors.**Andrew Provenci vs. Dessert Medical Campus, Inc.- Judge Randall Warner**

(Maricopa County Arizona, Phoenix Superior Court Case No. CV2015-002274)

13636 N. Tatum Blvd., Phoenix, AZ 85032

200 N. Tonto Street, Payson, AZ 85541

April 2015 to December 2016

Receiver (appointed to protect, manage, and operate a medical marijuana dispensary and grow business).**JPMorgan Bank vs. Oregon Park Senior Apartments Cooperative- Judge Jeffrey S. White**

(United States District Court, Northern District of California Case No. 15-CV-00536-JSW)

1425 Oregon Street, Berkeley, CA 94702

April 2015 to December 2015

Receiver (appointed to take control, manage and conduct elections for a Cooperative Home Owners Association).

Dennis Mitchell vs. Maryln Buehler- Judge Lorna H. Brumfield, Dept. 17

(Kern County, Bakersfield Superior Court Case No. S-1500-CV-278034-LBH)

East Half of the Southeast Quarter of Section 7, Township 28 South, Range 29 East, M.D.B. & M

April 2015 to November 2016

Receiver (appointed to oversee an active oil producing field).**Frances R. Lemos vs. Bertha A. Martinez- Judge Melvin D. Sandvig, Dept. F47**

(Los Angeles County, Chatsworth Superior Court Case No. PC055944)

2008 Seventh Street, San Fernando, California 91340

April 2015 to May 2016

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Hennesy vs. Hennesy- Judge Gerald Rosenberg, Dept. K**

(Los Angeles County, Santa Monica Superior Court Case No. SC123489)

32826 and 32832 Pacific Coast Highway, Malibu, CA 90265

May 2015 to March 2018

Receiver (appointed over a single family home and land to protect, manage and sell. Also appointed to handle the division/sale of cinema memorabilia and art).**RCTC Diversified Mortgage Fund, LLC vs. Abram and Rose Tavera- Judge Keith D. David, Dept. S25**

(San Bernardino County, San Bernardino Superior Court Case No. CIVDS1408584)

12874 California Street, Yucaipa, California, 92399

May 2015 to July 2015

Receiver (appointed to take possession of a 100 unit mobile home property, protect, and manage).**J.E. Pasquarella Smith vs. Richard T. Pascarella- Judge Laura Matz, Dept. NC-E**

(Los Angeles County, Glendale Superior Court Case No. EC062851)

303 Vista Avenue, Pasadena, CA 91107

October 2015 to March 2017

Referee (appointed to partition the property and facilitate the division of proceeds).**Lone Oak Fund, LLC vs. Li-Ya Juang- Judge Laura A. Matz, Dept. E**

(Los Angeles County, Glendale Superior Court Case No. EC 064157)

618 S. 6th Street, Alhambra, CA,

200 N. Marengo Avenue, Alhambra, CA

1425 Marguerita Avenue, Alhambra, CA

October 2015 to November 2015

Receiver (appointed to protect and manage a portfolio of properties consisting of apartment buildings).**DKM & RKM INVESTMENTS vs. SWAMI INTERNATIONAL, INC.- Judge Kenneth R. Freedman, Dept. 310**

(Los Angeles County, Los Angeles Court- Central Civil West District Case No. BC513725)

4369 W. 134th St. Hawthorne, CA 90250, 4730-4732 West 173rd St. Lawndale, CA 90260, 14427 Berendo Ave.

Gardena, CA 90247, 15333 Gundry Ave. Paramount CA 90723, 10030 Rosecrans Ave. Bellflower, CA 90706,

13616 Cersie Ave. Hawthorne, CA 90250, 14323 Cersie Ave. Hawthorne, CA 90250, 14428 Cersie Ave.

Hawthorne, CA 90250, 13220 Corday Ave. Hawthorne, CA 90250, 13612-13624½ Doty Ave. Hawthorne, CA

90250.2616 W. El Segundo Blvd. Gardena, CA 90249, 2936 W. El Segundo Blvd. Gardena, CA 90249, 516

Evergreen St. Inglewood, CA 90302, 12521 Grevillea Ave. Hawthorne, CA 90250, 822 Myrtle Ave. Inglewood,

CA 90301, 15328 Orange Ave. Paramount, CA 90723, 302 West Queen St. Inglewood, CA 90301, 629 East Queen

St., Inglewood, CA 90301, 332 Regent St. Inglewood, CA 90301, 702 Venice Way Inglewood, CA 90302, 721

Venice Way Inglewood, CA 90302

June 2015 to November 2016

Receiver (appointed over a large portfolio of residential income properties to sell and facilitate the division of proceeds amongst the parties).

Hillside Village, LLC vs. Brown & Funk, Inc.- Commissioner Nicole Heeseman, Dept. 12

(Los Angeles County, Long Beach Superior Court Case No. 15F01748)

California Liquor License #371003

July 2015 to December 2016

Receiver (appointed to take control and sell a California liquor license to pay a judgment).**Saloni Kharbanda vs. Sanjeev Kharbanda- Judge Leslie G. Landua, Dept. 24**

(Contra Costa County, Martinez Superior Court Case No. D15-00618)

712 D Street, San Rafael, CA, 94901, 918 Chaps Circle, Las Vegas, NV, 89002, 1983 Sunset Bend Drive, Henderson, NV, 89014, 3412 Diamond Height, Las Vegas, NV, 89129, 1721-1735 N. Decatur Boulevard, Las Vegas, NV, 89108, 2414-2416 Dobern Avenue, San Jose, CA, 95116, 241-243 Murfield Street, San Jose, CA, 95116, 1788 Loyola Street, San Jose, CA, 95122, 3310 S. Nellis Boulevard, Las Vegas, NV, 89121, 3860 S. Nellis Boulevard, Las Vegas, NV, 89121 and 402-440 Toyon Avenue, San Jose, CA. 95127,

August 2015 to December 2016

Receiver (appointed over a large portfolio of commercial and residential income properties to manage, sell and facilitate the division of proceeds amongst the parties).**Dora M. Diaz vs. Marlene Pada Bautista- Judge Michael W. Fitzgerald , Dept. 1600**

(United States District Court, Central District of California Case No. CV-10-04690-MWF (JC))

FAJATE.COM, FAJATE.NET, FIRDLEYYOU.COM AND GIRDLEYOU.US

August 2015 to February 2016

Receiver (appointed to take control and sell of domain names).**George Chang vs. Tom Change, Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CGC-15-544097)

1416 Wallace Avenue, San Francisco, CA 94124

August 2015 to current

Receiver (appointed to oversee and operate a steel fabrication and erection company with over 60 employees).**Mahshid Soleimani vs. Fereshteh Nosratian- Judge Richard A. Stone, Dept. M**

(Los Angeles County, West District Superior Court Case No. SC122392)

3741 Keystone Avenue, Los Angeles, CA 90025

September 2015 to December 2017

Referee (appointed to partition a multi-family apartment building).**Alice Alioto vs. Daniel Giles- Judge James Latting, Dept. PS1**

(Riverside County, Riverside Superior Court Case No. PSC 1500780)

1272 East Verbena Drive, Palm Springs, California 92262

September 2015 to March 2016

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Legal Recovery, LLC vs. Martin Lee Eng, Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CGC-14-542378)

953 Lombard Street, San Francisco, CA 94133

September 2015 to January 2013

Receiver (post judgment appointed to take control of Lombard Flats, LLC and execute on \$1,507,302.92 judgment).**Berry Locke vs. Raymond Lanflisi- Judge Craig D. Karlan, Dept. N**

(Los Angeles County, Santa Monica Superior Court Case No. SC123473)

328-332 Beverly Drive, Beverly Hills, CA 90212

October 2015 to October 2017

Receiver (appointed over retail and office building to protect, manage, sell and facilitate the division of proceeds).

Pamela Mullins vs. Kevin Stewart- Judge Barbara M. Scheper, Dept. 30

(Los Angeles County, Los Angeles Superior Court Case No. BC553436)

2911 ½ South Palm Grove Avenue, Los Angeles, California 90016

October 2015 to August 2016

Referee (appointed over a duplex to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**JPMorgan Chase Bank vs. Manna Catholic Books, Inc.- Judge John R. Hannah, Dept. G**

(Maricopa County Arizona, Mesa Superior Court Case No. CV2015-054359)

111 W. Main Street, Mesa, Arizona 85201

November 2015 to February 2016

Receiver (appointed to protect, preserve and manage a retail property).**Linh Doan vs. Dong Pham- Judge David Hood, Dept. C-21**

(Orange County, Orange County Superior Court Case No. 30-2015-00798039-CUMC-CJC)

December 2015 to March of 2017

Court Appointed Provisional Director (appointed over a pharmacy to facilitate decision making where partners were at odds).**Randy Taylor vs. Stephen Forde- Judge Mary Stobel, Dept. 82**

(Los Angeles County, Los Angeles Superior Court Case No. BC597720)

22634 Maple Avenue, Torrance, California 90505

December 2015 to current

Receiver (appointed over a residential income property to protect and manage).**Aquestus, LLC. vs. Dreem Green, Inc.- Judge Christopher Whitten Dept. 201**

(Maricopa County Arizona, Phoenix Superior Court Case No. CV2015-009556)

10040 N. Metro Parkway W, Phoenix, AZ. 85051

December 2015 to December 2016

Receiver (appointed to protect, manage, and operate a medical marijuana dispensary).**Adel Georges vs. Magdi & Nabil Girgis- Judge Ross Klein, Dept. S27**

(Los Angeles County, Long Beach Superior Court Case No. NC059736)

426 East Hullett Street, Long Beach, California 90805

December 2015 to August 2017

Referee (appointed over a four-plex apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Gladys Hernandez vs. Concepcion Maria S. Dedios- Judge Timothy J. Stafford, Dept. C-66**

(Orange County, Orange County Superior Court Case No. 30-2010-00401935)

California Liquor License #408535 and 360337

January 2016 to October 2016

Receiver (appointed to take control and sell two California liquor license to pay a judgment).**Jelly The Pug, LLC vs. Diane Knight , Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CGC-15-549576)

Jelly the Pug Clothing Company

January 2016 to June 2016

Receiver (appointed to take control and operate a children's clothing company).**Michael Tower Kelly vs. Donna Adams, Judge Ernest H. Goldsmith, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CPF-15-514158)

442 23rd Avenue, San Francisco, CA 94121

February 2016 to November 2016

Receiver (appointed to take control of a tenant in common ownership and sell it to satisfy an arbitration award).

Patrick Powers vs. Colin Jones- Judge Robert P. Dahlquist, Dept. N-29

(San Diego County, San Diego Superior Court Case No. 37-2013-00038704-CU-OR-NC)

153 Phoebe Street, Encinitas, CA 92024

February 2016 to December 2016

Receiver/Referee (appointed to protect, preserve, manage, sell a residential income property and facilitate the distribution of proceeds amongst the parties).**Bernard Cantor and others vs. Green Hills Patient Center, Inc.- Judge James T. Blomo Dept. 411**

(Maricopa County Arizona, Phoenix Superior Court Case No. CV2015-005815)

3191 S. White Mountain Road, Show Low, AZ. 85901

March 2016 to current

Receiver (appointed to protect, manage, and operate a medical marijuana dispensary).**Federico R. Salvador vs. Armando Salvador- Judge George V. Spanos, Dept. 34**

(Contra Costa County, Martinez Superior Court Case No. MSC15-01686)

2243 Westwood Court, Pittsburgh, California 94565

March 2016 to January 2017

Referee (appointed over a single family home to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Jose Gallegos vs. Jose Gallegos- Judge William F. Fahey, Dept. 69**

(Los Angeles County, Los Angeles Superior Court Case No. BC 552319)

1527 and 1529 Strozic Ave., El Monte, California 91733

March 2016 to July 2018

Referee (appointed over a duplex apartment building to protect, manage, sell and facilitate the distribution of proceeds amongst the parties).**Amy Jackson vs. Rebecca Hopper- Judge Timothy B. Taylor, Dept. 72**

(San Diego County, San Diego Superior Court Case No. 37-2014-00038669)

5095 Mountain View, San Diego, CA 92116

April 2016 to December 2016

Referee (appointed to sell a single family home and facilitate the distribution of proceeds amongst the parties).**Miguel Jimenez vs. Adriana Arias- Judge Richard L. Fruin, Dept. 15**

(Los Angeles County, Los Angeles Superior Court Case No. BC557793)

13900 and 13902 South Vermont, Gardena, CA 90247

May 2016 to February 2017

Referee (appointed to manage and sell a duplex and facilitate the distribution of proceeds amongst the parties).**First Republic Bank vs. Hambrecht Wine Group, L.P. - Judge Gary Nadler Dept. 17**

(Sonoma County, Santa Rosa Superior Court Case No. SCV 258802)

4035 Westside Road, Healdsburg, California 95448

May 2016 to August 2016

Receiver (appointed to protect, manage, operate and sell a winery).**Maria Efstathious vs. Mike Krokidas- Michael P. Vicencia Dept. S26**

(Los Angeles County, Long Beach Superior Court Case No. NC060123)

1923 E. Broadway, Long Beach, CA 90802

May 2016 to June 2017

Referee (appointed to manage and sell a restaurant and bar and facilitate the distribution of proceeds amongst the parties).**Lone Oak Fund, LLC. vs. 1920 Bel Air Rd Real Estate Holding Co., LLC- Judge Gerald Rosenberg, Dept. K**

(Los Angeles County, Santa Monica Superior Court Case No. SC125957)

1920 Bel Air Road, Los Angeles, CA 90077

June 2016 to November 2016

Receiver (appointed protect and manage a 38,282 square foot single family home).

Leonid Teplitsky vs. RX Ingredients, Inc.- Judge Frank Johnson, Dept. T

(Los Angeles County, Van Nuys Superior Court Case No. LC076314)

7107 Valjean Avenue, Van Nuys, CA 91406

June 1 2016 to October 2016

Receiver (appointed to oversee operations of Medisco Health Care Pharmacy to collect a judgment).**Lone Oak Fund, LLC. vs. Las Haciendas, LLC- Judge Keith D. Davis, Dept. S25**

(San Bernardino County, Riverside Superior Court Case No. 1607117)

1489 Red Apple Lane, Chino Hills, CA 91709

June 2016 to November 2016

Receiver (appointed protect and manage a ranch property).**Name Disclosed Upon Request vs. Carolina Altafulla Tarraga- Judge Randy Trapp, Dept. 70**

(San Diego County, San Diego Superior Court Case No. 37-2014-00011373-CU-BC-CTL)

13137 Via Canyon Drive, San Diego, CA 92129

April 2016 to January 2017

Referee (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties).**4th at 17th Oakland LLC vs. Drake Investors, LLC- Judge Dennis Hayashi, Dept. 522**

(Alameda County, Hayward Superior Court Case No. RG-14717266)

1738 4th Avenue, Oakland, CA 94606

April 19, 2016 to May 2016

Receiver (appointed to sell a multi-unit apartment building).**Mildred P. Wolf Revocable 2013 Trust- Judge Mark Borenstein, Dept. 44**

(Los Angeles County, Los Angeles Superior Court Case No. BC334976)

9800 Vicar Street, Los Angeles, CA 90034

June 1 2016 to February 2017

Post Judgment Receiver (appointed to complete the sale of a four unit apartment building and distribute funds to the recipient of the trust).**Li Guan vs. Yongmei Hu- Judge Richard L. Fruin, Dept. 15**

(Los Angeles County, Los Angeles Superior Court Case No. BC572177)

3908 Rambla Orienta, Malibu, CA 90265

June 2016 to current

Receiver (appointed to manage and sell a luxury home and distribution of proceeds amongst the parties).**Schlomo Schmucl vs. Israel Basharel & Izzy Basharel- Judge Lawrence Riff, Dept. Q**

(Los Angeles County, Van Nuys Superior Court Case No. LC103145)

8242 White Oak Avenue, Unit S4, Northridge, CA 91324

12455 San Fernando Road, Sylmar, CA 91342

13404 Woodruff Avenue, Bellflower, CA 90706

9075 Cedros Avenue, Panorama City, CA 91402

5226 Ben Avenue, Valley Village, CA 91607

5234 Ben Avenue, Valley Village, CA 91607

5238 Ben Avenue, Valley Village, CA 91607

July 1 2016 to current

Receiver (appointed to protect and manage a portfolio of residential and commercial properties).**Bay Commercial Bank vs. Susana P. Cordeiro- Judge Stephen Pulido, Dept. 16**

(Alameda County, Oakland Superior Court Case No. RG16816152)

19137 Lowell Avenue, Hayward, CA 94541

July 2016 to May 2017

Receiver (appointed to protect, manage and vacate a 15 bed adult residential facility with residents who are physically handicapped, developmentally disabled and/or mentally disabled).

Andrea Lombardi vs. Ronald F. Lombardi- Judge Suzanne G. Bruguera, Dept. 71

(Los Angeles County, Los Angeles Superior Court Case No. BC69553)

Tax Assessor parcels numbers 3247-032-025, 3247-032-025, 241-040-11, and 374-011-07 located in counties of Los Angeles and Kern

June 2016 to current

Referee (appointed to draft a Referee's Report to recommend a division by sale or in kind of 740 acres of land).**Manjitsingh Champavat vs. Lakshay, LLC- Judge Donna Garza, Dept. S24**

(San Bernardino County, Riverside Superior Court Case No. CIVDS 1601104)

1694 S. Reservoir Street, Pomona, CA 91766

August 2016 to current

Receiver (appointed protect and manage F&A Market).**Yung Sook Chung vs. John Koo Chung- Judge Robert P. Dahlquist, Dept. N-29**

(San Diego County, San Diego Superior Court Case No. 37-2007-00057917-CU-OR-NC)

308 Cadillac Drive, Oceanside, CA 92054

September 2016 to June 2017

Referee (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties).**Southwest Event Group vs. Rory Mendoza- Judge Christopher Whitten Dept. 201**

(Maricopa County Arizona, Phoenix Superior Court Case No. CV2016-008482)

42210 N. New River Road, Phoenix, AZ 85086

September 2016 to January 2018

Receiver (appointed to protect, manage, and operate a business that puts on trade shows).**J. Michael Kelly vs. Jane Rashad- Judge Michael J. Raphael, Dept. 51**

(Los Angeles County, Los Angeles Superior Court Case No. 558690)

September 2016 to April 2018

2460 Aaron Street, Los Angeles, CA 90026

Referee (appointed to manage the property and evaluate the liens against the property and report back to the Court).**Attorney At Law vs. Attorney At Law- Judge Robert B. Freedman, Dept. 20**

(Alameda County, Oakland Superior Court Case No. RG16830541)

507 Polk Street Suite 410, San Francisco, CA 94102

September 2016 to January 2018

Receiver (appointed to control the trust accounts for partnership dissolution).**Kimberly Nanke vs. Winston Conkling/Maggie's Farm LLC**

(Denver Colorado, JAG Case Number 2016-0584A)

Expert Witness (retained to evaluate a Cannabis Business and opine on the normal businesses practices for this type of business in a marital dissolution).**Wells Fargo Bank vs. Leticia Perez- Judge Stephen Pulido, Dept. 16**

(Alameda County, Oakland Superior Court Case No. RG16816152)

2628 Shattuck Avenue, Berkley, CA 94704

October 2016 to July 2019

Receiver (appointed to protect, manage and vacate a 41 bed adult residential facility with residents who are physically handicapped, developmentally disabled and/or mentally disabled).**City of Vallejo vs. Claudell and Ethel Stephens- Judge Michael Mattice, Dept. 10**

(Solano County, Fairview Superior Court Case No. FCS046974)

1208 to 1210 Florida Street, Vallejo, CA 94590

October 2016 to November 2017

Receiver (appointed to take possession of a duplex and comply with code compliance orders).

Mary Smith Separate Property Trust vs. Tarzana Plaza Condominium Association, Inc. – Judge Yolanda Orozco, Dept. 77

(Los Angeles County, Los Angeles Superior Court Central District Case No. 16K04378)
18530 Hatteras Street, Tarzana, CA 91356

November 2016 to May 2018

Receiver (appointed to take possession, protect, and manage a 101 unit condominium association).

J.E. Pasquarella vs. Richard T. Pascarella- Judge Laura A. Matz, Dept. E

(Los Angeles County, Glendale Superior Court Case No. EC062851)
303 Vista Avenue #3, Pasadena, CA 91107

December 2016 to March 2017

Referee (appointed to manage sell a condominium and distribution of proceeds amongst the parties).

Martin Teitelbaum vs. Patricia Wilkes- Judge Barbara Scheper, Dept. 30

(Los Angeles County, Los Angeles Superior Court Case No. BC 624844)
3331 Ocean Park Boulevard, Santa Monica, CA 90405

December 2016 to January 2018

Referee (appointed to manage sell an office building and distribution of proceeds amongst the parties).

Panzy Chattha vs. Sarvpal Dhaliwal- Judge Stephen Acquisto, Dept. 122

(Sacramento County, Sacramento Superior Court Case No. 13FL04083)
December 2016 to January 2019

1024 Iron Point Road Suite 1031, Folsom, CA 95630

Receiver (appointed in a marital dissolution case to oversee an information technology staffing company with 45 employees).

Bonnie B. Fonoimoana, Nancy and David Oram vs. Patricia Talbott- Judge Judith S. Craddick, Dept. 9

(Contra Costa County, Martinez Superior Court Case No. MSC14-01911)
719 Charlton Drive, Pleasant Hill, CA 94523

December 2016 to October 2017

Referee (appointed to manage sell an apartment complex and facilitate the distribution of proceeds amongst the parties).

Andrea Wooden vs. Sharon Wooden, Charlene Kobrine- Judge Barbara A. Meiers, Dept. 12

(Los Angeles County, Los Angeles Superior Court Case No. BC476652)
2018-2024 W. 39th Street, Los Angeles, CA 90008

January 2017 to April 2018

Referee (appointed to manage sell an apartment complex and facilitate the distribution of proceeds amongst the parties).

Royal Development, Inc. vs. RA Sterling Investments and Holdings, LTD- Judge Amy Hoag, Dept. 86

(Los Angeles County, Los Angeles Superior Court Case No. BC621776)
14811 Jadestone Drive, Sherman Oaks, CA 91403

March 2017 to December 2017

Referee (appointed to protect and manage a single family home).

Christopher Datomi vs. Christopher Datomi- Judge Richard Rico, Dept. 17

(Los Angeles County, Los Angeles Superior Court Case No. BC62317)
500 North Brand Boulevard, Suite 2250, Glendale, CA 91203

March 2017 to August 2017

Receiver (appointed to oversee and dissolve a law firm).

Twila Lankford vs. Lavetta and Trecine Lankford- Judge Victoria S. Kolakowski, Dept. 23

(Alameda County, Alameda Superior Court Case No. RG1681456)
2116-2118 High Street, Oakland, CA, 94601

April 2017 to October 2017

Receiver/Referee (appointed to manage sell an apartment complex and facilitate the distribution of proceeds amongst the parties).

City of Vallejo vs. Verlena Kirkland-Harrison- Judge Michael Mattice, Dept. 10

(Solano County, Fairview Superior Court Case No. FCS048269)

1040 Alabama Street, Vallejo, CA 94590

April 2017 to December 2019

Receiver (appointed to take possession of an apartment building and comply with code compliance orders).**5975-5999 Topanga Canyon Blvd. LLC. vs. Zarin Kelk- Judge Melvin Sandvig, Dept. F-47**

(Los Angeles County, Chatsworth Superior Court Case No. LC105208)

5975-5999 Topanga Canyon Blvd., Woodland Hills, CA 91367

4942 Vineland Ave., North Hollywood, CA 91601

1028 San Fernando Blvd. Burbank, CA 91502

April 2017 to December 2017

Receiver (appointed to protect and manage three commercial properties).**Michelle M. Jenkins vs. Abner E. Burgos- Judge Michael A. Sachs, Dept. S28**

(San Bernardino County, San Bernardino Superior Court Case No. CIVDS1602133)

3925 Garden Drive, San Bernardino, CA 92404

April 2017 to March 2018

Referee (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties).**Martha Blaine Trust Under Instrument Dated October 28, 1996 2013- Judge Lesley C. Green, Dept. 11**

(Los Angeles County, Los Angeles Superior Court Case No. 16STPB02081)

2029 E. 118th Street, Los Angeles, CA 900591212 E. 76th Place, Los Angeles, CA 90059

April 2017 to current

Trustee (appointed to sell or transition assets and distribute to beneficiaries of the estate).**Daryl Abrams vs. Joanne Gorby- Judge James C. Chalfant, Dept. 85**

(Los Angeles County, Los Angeles Superior Court Case No. BC62574)

78785 Via Melodia, La Quinta, CA, 92253

3601 Vista Pacifica, Unit 5, Malibu, CA, 90265

May 2017 to March 2018

Receiver (appointed to protect and manage two residential rental properties).**Colin Chesters vs. Jacqueline K. Godinez- Judge Joel R. Wohlfeil, Dept. C-73**

(San Diego Superior Court, San Diego Superior Court Case No. 37-2015-00041442-CU-MC-CTL)

1207 Firecrest Way, Fallbrook, CA 92028

May 2017 to January 2018

Referee (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties).**Annette Taylor vs. Lawrence Christopher- Judge David Sotelo, Dept. 40**

(Los Angeles County, Los Angeles Superior Court Case No. BC631592)

5447 Blackwelder Street, Los Angeles, CA 90016

June 2017 to April 2018

Referee (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties)**Kimberly Hysni-Junod vs. Dana A. Smith- Judge Frederick C. Shaller, Dept. 46**

(Los Angeles County, Los Angeles Superior Court Case No. BC614437)

26664 Seagull Way #B216, Malibu, CA 90265

June 2017 to current

Referee (appointed to manage sell a beach front condominium and facilitate the distribution of proceeds amongst the parties)**Darrell H. Powell vs. Audrey Powell- Judge Brian S. Currey, Dept. A**

(Los Angeles County, Compton Superior Court Case No. TC28623)

2402 W. Raymond Street, Compton, CA. 90220

July 2017 to May 2018

Referee (appointed to manage sell a single family home and facilitate the distribution of proceeds amongst the parties)

Marilyn S. Kwolek vs. Lynne Longmire- Judith Craddick, Dept. 9

(Contra Costa County, Martinez Superior Court Case No. C-08-03145)

Alpha 8 Sports Marketing & Entertainment, LLC

August 2017 to December 2017

Receiver (appointed to take control and sell a member's ownership interest in order to pay a judgment)**Woodland Hills Medical Clinic, Inc. vs. Ahang Zarin Kell- Judge Melvin Sandvig, Dept. F-47**

(Los Angeles County, Chatsworth Superior Court Case No. LC105050)

Ferrari (VIN ZFF68NHA3E0199146), Mercedes S550 (VIN WDDUG8CBXFA199821), GMC Savanna 2500 (VIN 1GDHG31UX41112799) and Lexus LX470 (VIN JTJHT00WX33525579)

August 2017 to December 2017

Receiver (appointed to take custody, store and protect luxury vehicles during an ownership dispute)**Debra Burnett vs. Mario Lopez- Judge Joel R. Wohlfeil, Dept. 73**

(San Diego County, San Diego Superior Court Case No. 37-2014-00000906-CU-BC-CTL)

Antique Row Café- 3002 Adams Avenue, San Diego, California 92116

August 2017 to current

Receiver (appointed to take control, manage and operate a restaurant to pay a judgment)**Nathaniel Wesley Acker vs. Allison Chair Acker- Judge Lisa Hart Cole, Dept. 0**

(Los Angeles County, Santa Monica Court Case No. SC125193)

143 Old Church Road, Topanga, California 90290

September 2017 to August 2018

Referee (appointed to manage and sell a single family home and facilitate the distribution of proceeds amongst the parties)**MUFG Union Bank vs. Alan Crane- Judge Huey P. Cotton, Dept. A**

(Los Angeles County, Van Nuys Court Case No. LC105211)

16040 Sherman Way, Van Nuys, California 91406

September 2017 to August 2018

Referee (appointed to manage and sell a commercial building and facilitate the distribution of proceeds amongst the parties)**Lone Oak Fund vs. Nancy Weiss- Judge Hon. Vincent J. O'Neill, Dept. 41**

(Ventura County, Ventura County Court Case No. 56-2017-00500876-CU-OR-VTA)

2165-2167 E. Ventura Blvd., Camarillo, California 93010

September 2017 to April 2018

Referee (appointed to take control, manage a commercial building)**Todd Borowsky vs. Dimitri Kompos & Stop And Sell LLC, Inc.- Judge Daniel Martin, Dept. 412**

(Maricopa County Arizona, Phoenix Superior Court Case No. CV2016-053181)

1135 N. Scottsdale Road, Scottsdale, Arizona 85257

September 2017 to current

Receiver (appointed to protect, preserve and manage a pawn shop)**Korbel Capital, LLC vs. Royalties Trustee Corporation- Judge Michael P. Vicencia, Dept. S26**

(Los Angeles County, Long Beach Court Case No. BC612952)

Apn. Numbers 7216-001-004, 7216-001-005, 7216-001-006

September 2017 to November 2018

Referee (appointed to manage and sell a vacant land that is an oil field and facilitate the distribution of proceeds amongst the parties)**Lone Oak Fund vs. Santa Cruz Capital, LLC.- Judge Maureen A. Folan, Dept. 8**

(Santa Clara County, Santa Cruz Court Case No. 17CV316527)

1236 Hollenbeck Avenue, Sunnyvale, California 94087

October 2017 to April 2018

Receiver (appointed to protect, preserve and manage a rental income property)

David Jaramillo et al. vs. Bahwantsinh Thakor, Judge Ronald E. Quidachay, Dept. 501

(San Francisco County, San Francisco Superior Court Case No. CGC-16-549984)

56 Mason Street, San Francisco, California 94102

September 2017 to May 2018

Receiver/Special Master (appointed to evaluate a construction project for a 58 room hotel and set a court ordered completion schedule for the certificate of occupancy to be issued).**Pelican Development Company vs. Douglas C. Arquette- Judge Robert J. Moss, Dept. C-14**

(Orange County, Santa Anna Superior Court Case No. 01CC04718)

MPower Street Financial, LLC, 28751 Rancho California Road, Suite 208, Temecula, CA 92590

18866 Stone Oak Pkwy #103, San Antonio, TX 78258

November 2017 to current

Receiver (multi state, post judgment receiver, appointed to take control of a members interests and payoff a judgment).**Joy Air, LLC vs. Maurice Sweiss- Judge Hon. Henry Walsh, Dept. 42**

(Ventura County, Ventura County Court Case No. 56-2016-00490358-CU-OR-VTA)

750 Easy Street, Simi Valley, California 93065

November 2017 to March 2018

Receiver (appointed to take control, manage a commercial building)**Maria Rumyan vs. Harout Ter-Barsegryan- Judge Edward B. Moreton Jr., Dept. 44**

(Los Angeles County, Los Angeles Court Case No. BC553279)

7417 Haskell Avenue, Los Angeles, CA 91406

October 2017 to September 2018

Referee (appointed to manage and sell an apartment building and facilitate the distribution of proceeds amongst the parties)**Dewayne Davis vs. Glenn Vassar- Judge Charles Wachob, Dept. 32**

(Placer County, Roseville Superior Court Case No. MCV0068748)

Sudz Laundryland-4221 Norwood Ave., Sacramento, CA 95838

Laundryland-36432 Fremont Blvd., Fremont, CA 94536

December 2017 to February 2018

Receiver (appointed to protect, preserve, manage and sell one laundromat)**Alicia M. Khavari vs. Rasheed Soofi- Judge Darlene A. White, Dept. F-1**

(San Diego County, San Diego Superior Court Case No. 17FL007256)

Undisclosed Pharmacy-15404 Lyons Valley Road, Jamul, CA

December 2017 to May 2018

Receiver (post judgment appointed to protect, preserve, manage or sell a pharmacy to pay a judgment)**Delana Murdock vs. Ryan Stover- Judge John M. Pacheco, Dept. S-31**

(San Bernardino County, San Bernardino Court Case No. CIVDS1706058)

118 East Big Bear Blvd., Big Bear City, CA 92314

January 2018 to February 2019

Referee (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties)**Reverse Mortgage Solutions, Inc. vs. Estate of Lucille M. Bernardo- Judge Jo-Lynne Lee, Dept. 18**

(Alameda County, Oakland Superior Court Case No. HG13678122)

31977 Travor Avenue, Hayward, CA 94544

February 2018 to March 2019

Receiver (appointed to take possession of a single-family home, manage and sell to pay a judgment creditor)**Confidential Party vs. Confidential Party- Judge John R. Smiley, Dept. 31**

(Ventura County, Ventura County Superior Court Case No. Undisclosed Case Number)

Undisclosed address

February 2018 to February 2019

Receiver (appointed in a marital dissolution to oversee the business affairs of an oral surgery practice)

Giannis Restaurant, L.P. vs. Luis Angel and Plaza Tequila Taqueria - Judge René Auguste Chouteau, Dept. 18
 (Sonoma County, Santa Rosa Superior Court Case No. MCV-241879)
 Liquor Licenses 524666 and 579493
 February 2018 to May 2018
Receiver (appointed to sell two liquor licenses to pay a judgment creditor).

Sean Ellis vs. Kimberly Gomez- Judge Dudley W. Gray II, Dept. SOS27
 (Los Angeles County, Long Beach Superior Court Case No. NC061389)
 141 East Harcourt Street, Long Beach, 90805
 February 2018 to October 2018
Referee (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).

Johnny Marengo vs. Rafael Campos, Judge Ronald E. Quidachay, Dept. 501
 (San Francisco County, San Francisco Superior Court Case No. CGC-14-540442)
 431-435 Lisbon Street, California, 94112
 February 2018 to May 2018
Receiver (appointed to take possession of residential income property, manage and sell to pay a judgment).

Umpqua Bank vs. Renka Prop LLC, Judge Lynn O'malley-Taylor, Dept. 501
 (San Francisco County, San Francisco Superior Court Case No. CGC-18-564937)
 195 Eureka Street, San Francisco, California, 94114
 April 2018 to current
Receiver (appointed to take possession of residential income property, manage and sell).

Umpqua Bank vs. Xelan Prop 1, LLC, Judge Lynne O'malley Taylor, Dept. 501
 (San Francisco County, San Francisco Superior Court Case No. CGC-18-564941)
 1000-1022 Filbert Street, San Francisco, California 94133
 4018-4022 19th Street, San Francisco, California 94114
 April 2018 to current
Receiver (appointed to take possession of residential income property, manage and sell).

Bush Management Company vs. Pruett Ballarat Inc., Judge Brian J. Lamb, Dept. 1
 (Inyo County, Inyo Superior Court Case No. ICSI-CVCV-2018-62353)
 Radcliff Mine located in the South Park Mining District, Panamint Valley, Inyo County, CA.
 April 2018 to December 2018
Receiver (appointed to take possession of gold mine, protect, manage and operate business).

Experience Hendrix, LLC vs. HendrixLicensing.com, Judge Virginia A. Phillips,
 (Los Angeles County, United States District Court Central District of California Case No. 2:17-cv-07235-VAP-MRW)
 April 2018 to current
Receiver (post judgment receivership appointed to collect on a LLC profits and pay the judgment).

Margarito Moreno Jr. vs. Daniel Moreno- Judge Robert A. Dukes, Dept. O
 (Los Angeles County, Pomona Superior Court Case No. KC069330)
 947 Galemont Avenue, Hacienda Heights, California 91745
 May 2018 to January 2019
Referee (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).

County of Imperial vs. Pacificland International Development, Inc., Judge Jeffrey B. Jones, Dept. 7
 (Imperial County, El Centro Superior Court Case No. ECU000363)
 1105, 1117, 1147 and 1168 Yourman Road, Heber, CA 92249
 May 2018 to current
Receiver (appointed to take possession of gas station, convenience store, event center, retail store, (4) restaurants and 80 acres of land zoned for housing development to protect, manage and operate the businesses).

Mahalaxmi B. Rai vs. Raymond C. Wheeler, Judge Scott L. Tedmon, Dept. 120

(Sacramento County, Sacramento Superior Court Case No. 18FL02071)

9015 Bruceville Rd., Elk Grove, CA 96758

3281 Stanford Ranch Rd., Rocklin, CA 95765

8829 Sheldon Road, Elk Grove, CA 95624

June 2018 to current

Receiver (appointed to take possession of 3 yogurt stores and protect, manage and operate the businesses).**Jason Yan-Chun Lee vs. Shirley Naomi Lee- Judge Leslie C. Nichols, Dept. 514**

(San Francisco County, San Francisco Superior Court Case No. CGC-17-559200)

5544 Diamond Heights Blvd., San Francisco, California 94121

June 2018 to current

Referee (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).**Michael Giovacchini vs. Vicky Cabaccang- Judge Gary R. Hahn, Dept. 2**

(Calaveras County, Calaveras Superior Court Case No. CV32357)

618 Silver Rd., Valley Springs, California 95252

July 2018 to current

Referee (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).**Albert Shih vs. Yi Tan- Judge Harold E. Kahn, Dept. 302**

(San Francisco County, San Francisco Superior Court Case No. CGC-16-554976)

26475 Anacapa Drive, Los Altos Hills, CA 94022

July 2018 to current

Receiver (appointed as a post judgment receiver to collect on a \$60,000,000 judgment).**Francisco Godina, Jr. vs. Joseph E. Lopez, Judge Jeffrey B. Jones, Dept. 7**

(Imperial County, El Centro Superior Court Case No. ECU09692)

1273 W. Pico Avenue, El Centro, CA 92243

August 2018 to current

Referee (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).**Cedar Hill Holdings LLC vs. Mah 710 Park Avenue 19C, Inc.- Judge Nancy L. Newman, Dept. P**

(Los Angeles County, Santa Monica Superior Court Case No. SC128139)

4337 Marina City Drive PH-43, Marina Del Rey, CA 90292

August 2018 to March 2019

Receiver (appointed to take possession of residential income property and manage).**Robert and Karla Gitlin vs. John R. Johnson and Wendy Caminiti- Judge Jeanine Nadel, Dept. P**

(Mendocino County, Ukiah Superior Court Case No. SCUk CVG 18-70903)

24565 to 24605 Birch Street, Willits, CA 95490

August 2018 to August 2019

Receiver (appointed to take possession, manage and oversee the re-construction of an apartment building that was destroyed in a fire).**Zachary Nigel Sterrett vs. Ethel Tarkington, Judge Maurice A. Leiter, Dept. SCA**

(Los Angeles County, Compton Superior Court Case No. TC028414)

1461-1463 E. 109th Street, Los Angeles, CA 90059

August 2018 to May 2019

Referee (appointed to manage and sell a duplex and facilitate the distribution of proceeds amongst the parties).**KLA Daylight, LLC vs. GWS Health, The Guild and DFWS, Inc.- Judge Theodore Zayner, Dept. 6**

(Santa Clara County, Santa Clara Superior Court Case No. 18CV333291)

2943 Daylight Way, San Jose, CA 95111

August 2018 to current

Receiver (appointed to take possession, manage and oversee a marijuana dispensary and grow business).

Thuy Ngoc Thi Pham vs. An Duc Nguyen - Judge Jose Franco, Dept. 73

(Santa Clara County, Santa Clara Superior Court Case No. 110-FL-155416)

16872 Coral Cay Lane, Huntington Beach, CA 92649

August 2018 to current

Receiver (appointed to take possession, manage and sell a water front home with a boating doc).**Matthew F. Quint vs. ICA Realty Corp. & Peter Berrocal, Judge Lia Martin, Dept. 16**

(Los Angeles County, Los Angeles Superior Court Case No. BC672187)

703 121st Street, Los Angeles, CA 90059

August 2018 to current

Referee (appointed to manage and sell a rental property and facilitate the distribution of proceeds amongst the parties).**Doris Yin Mei Wong-Sing vs. Fung Man Sheung Amy, Judge Michael Jacques, Dept. 40 or 4**

(Placer County, Placer Superior Court Case No. SCV0039754)

026-090-012, 026-100-019 and 026-090-021

September 2018 to current

Referee (appointed to manage and sell land and facilitate the distribution of proceeds amongst the parties).**Jose O. Martinez vs. Muad Alarbesh/Wetmore/Knobill Partners II – Judge Ronni MacLaren, Dept. 25**

(Alameda County, Oakland Superior Court Case No. RG18905800)

138-140 Wetmore Street, San Francisco, CA 94108

September 2018 to current

Receiver (appointed to take possession, manage and complete a construction project on a multi-tenant building).**Shaketha Holmes vs. Shawn & Howard Brown & Peter Berrocal, Judge William Fahey, Dept. 69**

(Los Angeles County, Los Angeles Superior Court Case No. BC696018)

621 E. 90th Street, Los Angeles, CA 90002

September 2018 to current

Referee (appointed to manage and sell a rental property and facilitate the distribution of proceeds amongst the parties).**Lone Oak Fund, LLC vs. Global Travel & Cultural Entertainment – Judge Lori Ann Fournier, Dept. C**

(Los Angeles County, Norwalk Superior Court Case No. 18NWCV00005)

14812 Northview Terrace, Hacienda Heights, CA 91745

8684 Via Santa Cruz Avenue, Whittier, CA 90605

500 W. Las Palmas Drive, Fullerton, CA 92835

October 2018 to current

Receiver (appointed to take possession, manage three luxury single family homes).**Valeriy Popov vs. Liliya Perehon, Judge David Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court Case No. 34-2105-00174009)

4505 Lindenwood Way, Sacramento, CA 95826

November 2018 to current

Referee (appointed to manage and sell a single family home and facilitate the distribution of proceeds amongst the parties).**Loretta S. Appel vs. Donald Appel, Judge Robert B. Braodbelt, Dept. 53**

(Los Angeles County, Los Angeles Superior Court Case No. BC690044)

5012-5022 Clinton Street, Los Angeles, CA 90004

November 2018 to current

Referee (appointed to manage and sell a rental properties and facilitate the distribution of proceeds amongst the parties).**Babken Haroutunian vs. Zaven Haroutunian – Judge Ralph C. Hofer, Dept. D**

(Los Angeles County, Glendale Superior Court Case No. EC064630)

8013 Vantage Avenue, North Hollywood, CA 91605

November 2018 to current

Receiver (appointed to take possession, manage and sell a single family homes to pay a judgment).

Bonnie Peterson vs. David Estis, Judge David Brown, Dept. 53

(Sacramento County, Sacramento Superior Court Case No. 34-2018-00232685)

3840 13th Avenue, Sacramento, CA 95820

November 2018 to current

Referee (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).**Christina Daniels/Mia Roylance vs. Alex Manfield, Judge Gary Nadler, Dept. 19**

(Sonoma County, Sonoma Superior Court Case No. SCV-260979)

715 Cindy Lane, Petaluma, CA 94952

December 2018 to current

Referee (appointed to manage and sell a single-family home and facilitate the distribution of proceeds amongst the parties).**Padd88, LLC/Jignesh D. Patel vs. Selene Higuera/Bluebird Trust – Thomas C. Clark, Dept. 17**

(Kern County, Bakersfield Superior Court Case No. BCV-18-102948)

3108-3116 Stine Road, Bakersfield, CA 93309

December 2018 to May 2019

Receiver (appointed to take possession, manage and protect an apartment building).**Madeline8, LLC/Sanchez Group, LLC vs. Kevin Bacon/Danny Mcphail – Judges John C. Grastelum and Derrick Hunt, Dept. C11**

(Orange County, Santa Ana Superior Court Case No. 30-2018-00976433-CU-FR-CJC)

9717 Commerce Way, Adelanto, CA 92301

December 2018 to current

Receiver (appointed to take possession, manage, protect and operate a wholesale cannabis extraction business.).**PAD88, LLC/Jignesh D. Patel vs. Selene Higuera/Bluebird Trust– Judge Mitchell L. Beckloff, Dept. 86**

(Los Angeles County, Los Angeles Superior Court Case No. 18STCV06016)

250-252.5 East 61st Street, Los Angeles, California 900034900-6052 East 60th Place, Maywood, California 90270

6407-6409 Albany Street, Huntington Park, California 90255

6809 Albany Street, Huntington Park, California 90255

December 2018 to August 2019

Receiver (appointed to take possession, manage and protect multiple apartment buildings).**Esther Nam vs. Alicia Kawasaki, Judge Stephanie M. Bowick, Dept. 19**

(Los Angeles County, Los Angeles Superior Court Case No. BC613395)

5470 Valley Boulevard, CA 90032

December 2018 to current

Referee (appointed to manage and sell a commercial property and facilitate the distribution of proceeds amongst the parties).

350 Cases

Leonard Judaken vs. Attila LLC, Judge Craig D. Karlan, Dept. N

(Los Angeles County, Santa Monica Superior Court Case No. SC129015)

Company information upon request

December 2018 to current

Court Monitor (Sr. Project Manager Richard Marquis was appointed to review and monitor company books and records and report back to the parties on his findings).**Jacqueline Fogel vs. Charles Ray Evins Jr., Judge D. Freeland, Dept. 23**

(Stanislaus County, Modesto Superior Court Case No. 2029574)

1113-1115 5th Street, Modesto, CA 95351

January 2019 to current

Receiver (appointed to manage and sell a commercial property and facilitate the distribution of proceeds amongst the parties).

Leonard Judaken vs. Attila LLC, Judge Craig D. Karlan, Dept. N

(Los Angeles County, Santa Monica Superior Court Case No. SC129043)

Company information upon request

January 2019 to current

Court Monitor (Sr. Project Manager Richard Marquis was appointed to review and monitor company books and records and report back to the parties on his findings).**Andrew Joseph Smith vs. Kunaal Multani, Judge Corey S. Cramin, Dept. C3**

(Orange County, Santa Anna Superior Court Case No. 30-2016-00828 162-CL-BC-CJC)

Labana Tech, LLC, 570 Nevada Street, Suite G, Redlands, CA 92373-3191

January 2019 to current

Receiver (appointed to enforce a charging order and collect on a judgment).**Brian Tong vs. Kathy Tong, Judge Mark Mooney, Dept. 68**

(Los Angeles County, Los Angeles Superior Court Case No. BC712074)

2204 Strong's Drive, Venice, CA 90291

February 2019 to current

Referee (appointed to manage and sell an apartment building and facilitate the distribution of proceeds amongst the parties).**Aroldo Araujo vs. Rene Gomez araujo, Judge Richard J. Burdge, Dept. 37**

(Los Angeles County, Los Angeles Superior Court Case No. BC693066)

5803 Ascot Ave., Los Angeles, CA 90011

March 2019 to current

Referee (appointed to manage and sell a single family home the distribution of proceeds amongst the parties).**Oscar Olivares vs. Maria Dolores, Judge Thomas A. Delaney, Dept. C24**

(Orange County, Santa Anna Superior Court Case No. 2017-00915131)

Hectors No. 3, 409 North Broadway, Santa Ana, CA 92707

March 2019 to current

Receiver (appointed to manage and operate a restaurant, bar and music venue).**USI Servicing, Inc. vs. 1812-1824 East 1st Street, LLC, Judge Marry H. Strobel, Dept. 82**

(Los Angeles County, Los Angeles Superior Court Case No. 19STCV05079)

1812-1824 East 1st Street, Los Angeles, CA 90033

March 2019 to current

Receiver (appointed to manage and operate a multi-family building).**Ruth L. Light vs. Shike & Tami Gonshor, Khanh Nguven – Murray Robertson, Dept. 12**

(Kern County, Bakersfield Superior Court Case No. BVC-18-101066)

8214 Willow Avenue, Bakersfield, CA 93309

March 2019 to current

Referee (appointed to manage and sell a single family home the distribution of proceeds amongst the parties).**Hugo Rivera vs. Anabel Gallagher – David Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court Case No. 34-2017-00221205)

4511 Elliot Ranch Road, Elk Grove, CA 95758

8461 Calheta Way, Elk Grove, CA 95757

Mayan Place Vacation Club Timeshare-Avenida Paseo De La Marina Sur 220, Marina Vallarta, Puerto Vallarta, Jalisco 48335, Mexico

Odyssey Premier Elite Resort Timeshare-Playa Del Carmen, Mexico

April 2019 to current

Referee (appointed to manage and sell two single family homes, two timeshares and distribution of proceeds amongst the parties).

Bank Of The West vs. Tracy Stroker – Judge Robert B. Broadbelt, Dept. 53

(Los Angeles County, Los Angeles Superior Court Case No. BC712513)

9701 Santa Monica Boulevard, Beverly Hills, California 90210

April 2019 to current

Referee (appointed to sell an office building and distribution of proceeds amongst the parties).**USI Servicing, Inc. vs. Feliciano A. Serrano, Judge Dalili Corral Lyons, Dept. 20**

(Los Angeles County, Los Angeles Superior Court Case No. 19STCV05568)

120 S. Boyle Avenue, Los Angeles, CA 90033

March 2019 to current

Receiver (appointed to manage and operate a multi-family building).**Triangle Center, LLC vs. ERA Ventures, LLC. – Judge Carmen Luege, Dept. C61**

(Orange County, Santa Ana Superior Court Case No. 30-2019-01056379-CU-UD-CJC)

1870 Harbor Boulevard, Costa Mesa, CA 92627

June 2019 to current

Receiver (post judgment receivership, appointed to take possession, manage, protect and transfer a nightclub business with licenses to new ownership).**Triangle Center, LLC vs. La Vida Costa Mesa, LLC. – Judge Carmen Luege, Dept. C61**

(Orange County, Santa Ana Superior Court Case No. 30-2019-01057622-CU-UD-CJC)

1870 Harbor Boulevard, Costa Mesa, CA 92627

June 2019 to current

Receiver (post judgment receivership, appointed to take possession, manage, protect and transfer a Mexican restaurant and bar business with licenses to new ownership).**Ricardo Prado vs. Virginia Avenue Homeowners Association, Judge Jay Ford III, Dept. O**

(Los Angeles County, Santa Monica Superior Court Case No. SC 122980)

2234 Virginia Ave, Santa Monica, CA 90404

June 2019 to current

Provisional Director (appointed to be a Provisional Director for a Homeowners Association).**Moigan Namazi vs. Narcissistik Clothing and Retail LLC – Judge Adriana Escobar, Department 14C**

(Clark County, Las Vegas, Nevada, Eighth Judicial District Court Case No. A-19-790514-C)

Town Square Mall, 6671 Las Vegas Blvd. South, Las Vegas Nevada 89119

July 2019 to current

Receiver (post judgment receivership, appointed to take possession, manage, protect and operate a clothing store).**Nexgen Capital, LLC vs. Namr1726, LLC, Judge Holly J. Fujie, Dept. 56**

(Los Angeles County, Los Angeles Superior Court Case No. 18STCV09948)

Assessor parcel numbers: 0537-022-11, 0537-022-24, 0537-022-38 in Yermo, California 92398

July 2019 to current

Receiver (appointed to manage real estate in Yermo, CA).**Melrose Collective, LLC vs. Koreatown Collective, LLC – Judge Mitchell L. Beckloff, Department 86**

(Los Angeles County, Los Angeles Superior Court Case No. 18STCP03438)

7382 Melrose Ave., Los Angeles, CA. 90046

July 2019 to current

Receiver (appointed to take possession, manage, protect and operate a cannabis retail and grow business).**The People Of The State Of CA vs. Selina, Manjinder and Kabir Singh – Judge David Goldstein, Dept. 6**

(Contra Costa County, Martinez Superior Court Case No. 1-187788-5)

Bara Infoware, Inc., Federal Solutions Group, Eagle Solutions, Inc.,

July 2019 to current

Receiver (appointed to take possession, manage, protect and dissolve three companies to pay criminal restitution charges).

Namhee Han Gilhuly vs. De Young Kim – Judge Robert Rico, Dept. 53

(Los Angeles County, Los Angeles Superior Court Case No. 19STCV06555)

800-812 North Broadway, 223 Alpine Street, 821 North Spring Street, Los Angeles, CA 90012

July 2019 to current

Referee (appointed to sell multiple retail buildings and distribution of proceeds amongst the parties).**City and County of San Francisco vs. Anne Kihag, Judge Charles F. Haines, Dept. 501**

(San Francisco County, San Francisco Superior Court Case No. CGC-15-546152)

650 Church Street/15-17 Hancock Street, San Francisco, CA

1135-1139A Guerrero Street, San Francisco, CA

69-75 Hill Street, San Francisco, CA

3947 18th Street, San Francisco, CA

3328-3330 26th Street, San Francisco, CA

1378-1382 Alabama, San Francisco, CA

1901 Pacific Avenue, San Francisco, CA

1012 Page Street, San Francisco, CA

July 2019 to current

Receiver (appointed to take possession of residential income property, manage and cure health and safety violations).**Donna Crocco vs. Vince Crocco – Judge David Brown, Dept. 53**

(Sacramento County, Sacramento Superior Court Case No. 34-2017-002217089)

5536 37th Avenue, Sacramento, CA 95824

October 2019 to current

Referee (appointed to manage and sell a single family home and distribution of proceeds amongst the parties).**Pedro & Maria Ramirez vs. Rafael Ramirez, Elsa Flores – Judge Deirdre Hill, Dept. B**

(Los Angeles County, Torrance Superior Court Case No. YC 072642)

3240-3242 W. 133rd Street, Hawthorne, CA 90250

August 2019 to current

Referee (appointed to manage and sell a duplex and distribution of proceeds amongst the parties).**Ali Askari vs. Nilufar and Nilu Askari– Judge Michael J. Convey, Dept. U**

(Los Angeles County, Van Nuys Superior Court Case No. LC106724)

5188 Gaviota Ave., Encino, CA 91436

August 2019 to current

Referee (appointed to manage, complete construction and sell a single family home and divide the proceeds amongst the parties).**Wendy Crew vs. Wayne Filby – Judge Perry Parker, Dept. 1**

(Sutter County, Yuba City Superior Court Case No. CVCS19-0000914)

757 Rice Way, Yuba City, California 95991

August 2019 to current

Referee (appointed to manage and sell a single family home and distribution of proceeds amongst the parties).**Nexgen Capital, LLC vs. Namr1726, LLC – Judge Holly J. Fujie, Department 56**

(Los Angeles County, Los Angeles Superior Court Case No. 18STCV09948)

A.P.N. 0537-022-11, 0537-022-24 and 0537-022-38 in Yermo, California 92398,

August 2019 to current

Receiver (appointed to manage, protect and collect rent from income producing land).**Civic Financial Services, LLC vs. Tensun42 LLC- Judge James C. Chalfant Dept. 85**

(Los Angeles County, Los Angeles Superior Court Case No. 19STCV28763)

624 North Orange Drive, Los Angeles, CA 90036

1400 North Orange Drive, Los Angeles, CA 90028

1414 North Las Palmas, Los Angeles, CA 90028

August 2019 to current

Receiver (appointed to manage and operate three residential rental income properties).

Edwin Solorzano vs. Wholesale Direct Metals – Judge Marc D. Gross, Department R

(Los Angeles County, Santa Monica Superior Court Case No. 19SMCV00535)

Los Angeles, California

September 2019 to current

Receiver (appointed to take possession, manage, and protect companies gold inventory).**Lanita and Larry Ostendorf vs. Linda Dodd- Judge Raul Sahagun, Dept. F**

(Los Angeles County, Norwalk Superior Court Case No. 18NWCV0004)

9519 Elizabeth Ave, South Gate, CA 90280

September 2019 to current

Receiver (appointed to manage and sell a single family home and distribution of proceeds amongst the parties).**Charles Golson vs. Barry Bethany- Judge Glenn Holly, Dept. 31**

(Placer County, Santucci Superior Court Case No. S-CV-0042787)

1237 Wagon Wheel, Truckee, CA 96161

September 2019 to current

Receiver (appointed to manage and sell a single family home and distribution of proceeds amongst the parties).**Trudi & Allen Lytle vs. Rosemere Estates Property Owners- Judge Joanna S. Kishner Dept. XXXI**

(Clark County, Las Vegas District Court Case No. A-18-775843-C)

1930 Rosemere Court, Las Vegas, NV 89117

October 2019 to current

Receiver (appointed to run and operate Rosemere Estates Property Owner's Association (HOA) and pay a judgment in excess of \$1.5 million dollars).

CERTIFICATE OF SERVICE

TRUDI LEE LYTTLE, ET AL. v. ROSEMER ESTATES PROPERTY OWNERS' ASSOCIATION

CASE NO.: A-18-775843-C

I HEREBY CERTIFY that I am an employee of Receivership Specialists and that on this 16th day of October 16, 2019, I caused to be sent via United States Mail, postage prepaid, a true and correct copy of the above and foregoing **RECEIVER'S STATUS REPORT AND RECOMMENDATIONS** postage prepaid and properly addressed to the following:

Richard E. Haskin, Esq.
Gibbs Giden Locher Turner
Senet & Wittbrodt LLP
1140 N. Town Center Drive, Suite 300
Las Vegas, NV 89144-0596



John Rachlin
Employee of Receivership Specialists

Exhibit 13

001096

001096

Exhibit 13

1 **AFF**

2 Richard E. Haskin, Esq.

3 Nevada State Bar # 11592

4 **GIBBS GIDEN LOCHER TURNER**5 **SENET & WITTBRODT LLP**

6 1140 North Town Center Drive, Suite 300

7 Las Vegas, Nevada 89144

8 (702) 836-9800

9 Attorneys for Plaintiffs and Counterdefendants

10 JOHN ALLEN LYTLE and TRUDI LYTLE

11 **DISTRICT COURT**12 **CLARK COUNTY, NEVADA**13 JOHN ALLEN LYTLE and TRUDI LYTLE, as
14 Trustees of the Lytle Trust,

15 Plaintiff,

16 v.

17 ROSEMERE ESTATES PROPERTY OWNERS
18 ASSOCIATION, a Nevada non-profit corporation;
19 and DOES I through X, inclusive,

20 Defendants.

21 ROSEMERE ESTATES PROPERTY OWNERS
22 ASSOCIATION, a Nevada non-profit corporation;
23 and DOES I through X, inclusive,

24 Counterclaimants,

25 v.

26 JOHN ALLEN LYTLE and TRUDI LYTLE, as
27 Trustees of the Lytle Trust,

28 Counterdefendants.

CASE NO.: A-10-631355-C

Dept.: XXXII

**AFFIDAVIT OF RICHARD HASKIN IN
SUPPORT OF MOTION FOR
ATTORNEYS' FEES**

29 ///

30 ///

31 ///

32 ///

1 I, **Richard E. Haskin, Esq.**, hereby declare and testify:

2 1. I am Partner with the law firm of Gibbs, Giden, Locher, Turner, Senet & Wittbrodt
3 LLP ("GGLTSW"), and we are the attorneys of record for Plaintiffs John Allen Lytle and Trudi Lee
4 Lytle, as Trustees of the Lytle Trust (the "Lytles"), in the above captioned matter.

5 2. I have personal knowledge of the facts contained herein and am competent to testify
6 thereto. If called to testify, I would testify consistent with this Affidavit.

7 3. I submit this affidavit in support of the Lytles' Motion for Attorneys' Fees.

8 4. Prior to GGLTSW serving as counsel, the Lytles employed two (2) other law firms to
9 handle the initial arbitration, as required by NRS Chapter 38 and the instant litigation.

10 5. Initially, Plaintiffs retained Thomas D. Harper, LTD in July 2007, to handle the
11 required non-binding arbitration before Dee Newell, captioned *Lytle Trust v. Rosemere Estates*
12 *Property Owners Association. et al.*, NRED Control No. 10-71 (the "Arbitration"). Mr. Harper's
13 invoices are attached as Exhibit B and incorporated herein by reference. Mr. Harper, who was
14 admitted to the Nevada Bar in 1979, specializes in real estate related litigation, billed \$250.00 per
15 hour for his work.

16 6. I thoroughly reviewed Mr. Harper's invoices (Exhibit B) and only marked time
17 specifically and unequivocally dedicated to this litigation and the underlying arbitration or the
18 appeal. Those annotations are noted by the highlights on Exhibit B. The total of Mr. Harper's
19 attorneys' fees included in Plaintiffs' request for fees is \$62,000.00, equal to 248 hours of Mr.
20 Harper's time. Mr. Harper was integral in the arbitration, having conducted the bulk of the
21 discovery and much of the research and preparation. Further, Mr. Harper was then involved in the
22 preparation of the Complaint in this action. Given the work described specifically in Mr. Harper's
23 detailed fee invoices together with my review of the record and knowledge of the case, the fees
24 billed by Mr. Harper and included within the fee request are fair and reasonable and were actually
25 and necessarily incurred.

26 7. Plaintiffs then associated Susan Scann (deceased), formerly of Deaner, Deaner,
27 Scann, Malan & Larsen ("DDSML") into the Arbitration as primary counsel in November 2009.
28 Ms. Scann's invoices for her attorneys' fees are attached as Exhibit C and incorporated herein by

1 reference. The total of Ms. Scann's fees is \$63,835.00. Ms. Scann, who soon became a District
2 Court Judge, billed a very reasonable \$275.00 hourly rate.

3 8. Ms. Scann handled all of the paramount tasks with the Arbitration, including the bulk
4 of the pre-arbitration efforts, settlement discussions, discovery, arbitration, and immediate post-
5 arbitration matters. It should be noted that, as detailed in Ms. Scann's invoices, there was significant
6 pre-arbitration discovery, including depositions, written discovery, and subsequent discovery
7 disputes that required arbitrator intervention. Given the work described specifically in DDSML's
8 detailed fee invoices together with my review of the record and knowledge of the case, the fees
9 billed by DDSML, specifically Ms. Scann, and included within the fee request are fair and
10 reasonable and were actually and necessarily incurred.

11 9. On July 2011, Plaintiffs retained Robert Sullivan of Hand, Page, Sullivan, Martin,
12 LLC ("HPSM") as primary counsel after Ms. Scann took the bench as an Eighth District Court
13 Judge. All of Mr. Sullivan's work was dedicated to this instant litigation. HPSM's invoices are
14 attached as Exhibit D and incorporated herein by reference. Mr. Sullivan and his partner, George
15 Hand, worked diligently on this matter, handling the initial discovery, reviewing and responding to
16 the Association's counterclaim, drafting the opposition to the Association's motion for summary
17 judgment and to enforce arbitration award, engaging in multiple rounds of oral argument, drafting
18 and arguing the motion for reconsideration and relief from judgment, and opposing the Association's
19 motion to strike. The total of HPSM's invoices for attorneys' fees is \$32,150.78. Mr. Sullivan and
20 Mr. Hand both billed \$150.00 per hour for all of their work for Plaintiffs.

21 10. My partner, Matthew Grode, and I were the attorneys primarily responsible for the
22 litigation of this dispute. Mr. Grode has been practicing in the area of common interest development
23 (community association) law for 29 years and is known as one of the preeminent attorneys in this
24 field. Mr. Grode's rate at all times on this matter was \$315.00. His normal hourly rate is \$345.00.
25 My rate at all times on this matter was \$295.00. My normal hourly rate is \$345.00. In addition,
26 Airene Haze and Bryan Gragg, GGLTSW associates, worked on this matter and billed an hourly rate
27 of \$190.00. When possible, I utilized Shara Berry, a paralegal, who billed at \$100.00 per hour. All
28 of the foregoing rates were lower than GGLTSW's standard rates at the time of this action.

1 11. I thoroughly reviewed all GGLTSW's detailed invoices to the client, both at the time
2 they were issued and in preparation for this motion. I attached the detailed invoices as collective
3 Exhibit E to this Affidavit, and they are incorporated herein by reference. In reviewing these
4 invoices, I eliminated any charges unrelated to this matter, as set forth in Paragraph 12, below.
5 There also are several items billed as "NC" or "No Charge," which are items not charge to the client
6 and not requested in this fee motion.

7 12. GGLTSW's work in this matter generally included the following with respect to the
8 District Court action and the 2014-2015 appeal before the Nevada Supreme Court: (1) opposing and
9 arguing the Association's initial and supplemental application for attorneys' fees; (2) assisting and
10 briefing the Nevada Supreme Court appeal, together with the assistance of Mr. Sterling; (3) moving
11 successfully to amend the complaint; (4) expunging a wrongfully recorded judgment lien against the
12 Lytles' property; (5) preparing meritorious summary judgment motion; (6) preparing the Court's
13 Findings of Fact and Conclusions of Law; (7) general legal research; (8) attending various court
14 hearings as required; (9) assisting with the drafting and preparation of appeal briefs; and (10) general
15 case administration.

16 13. The total of GGLTSW's billed attorneys' fees for the District Court action is
17 \$53,667.50, which is all fees billed through November 2016. See Exhibit E.

18 14. A total of \$211,653.28 in attorneys' fees were incurred in this litigation, excluding the
19 appeals. This includes the attorneys' fees for DDSML, Thomas Harper, HPSM, and GGLTSW,
20 which amounts are supported by the other declarations and affidavits filed concurrently herewith.

21 15. In addition to GGLTSW's attorneys' fees, I supervised the work of Beau Sterling, the
22 Lytles' co-counsel for the Nevada Supreme Court appeals. As set forth in Mr. Sterling's
23 Declaration, Mr. Sterling's fees total \$62,955.00 for 211.95 hours of work related to the meritorious
24 appeal.

25 16. The Lytles have paid all fees invoiced.

26 17. In my professional experience, based on the high volume litigation between the
27 parties and extremely litigious character of this matter, \$274,608.28, is a reasonable amount to have
28 been billed in this matter. Further, all fees were actually and necessarily incurred. As set forth

1 above, I have deducted any and all unnecessary fees.

2
3 I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is
4 true and correct.

5
6 **FURTHER, AFFIANT SAYETH NAUGHT:**

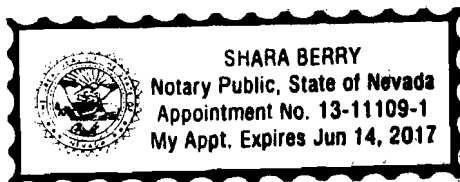
7
8 
9 RICHARD HASKIN, ESQ.

10 STATE OF NEVADA)

11 COUNTY OF CLARK)

12
13 Subscribed and sworn to (or affirmed) before me on this 6th day of January, 2017, by
14 Richard Haskin, proved to me on the basis of satisfactory evidence to be the person(s) who
15 appeared before me.

16 (seal)



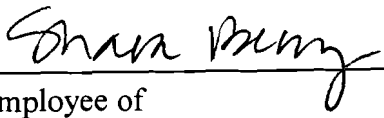
17 Signature

Shara Berry

CERTIFICATE OF MAILING

The undersigned, an employee of the law firm of GIBBS GIDEN LOCHER TURNER
SENET & WITTBRODT LLP, hereby certifies that on January 6, 2017, she served a copy of the
foregoing **AFFIDAVIT OF RICHARD HASKIN IN SUPPORT OF MOTION FOR**
ATTORNEYS' FEES by placing said copy in an envelope, postage fully prepaid, in the U.S. Mail
at Las Vegas, Nevada, said envelope(s) addressed to:

ROSEMERE ESTATES PROPERTY OWNERS
ASSOCIATION
Board of Directors
c/o Ray Sandoval
1860 Rosemere Court
Las Vegas, Nevada 89117


An employee of
Gibbs Giden Locher Turner
Senet & Wittbrodt LLP

GIBBS GIDEN LOCHER TURNER SENET & WITTBRODT LLP

001102

EXHIBIT “B”

Thomas D. Harper, Ltd.606 South Ninth Street
Las Vegas, NV 89101

001104

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

January 31, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6350

Professional Services

	<u>Hours</u>	<u>Amount</u>
1/4/2010 (2) Telephone conferences with Trudi Lytle; Review and revise letter to Attorney Michael Lemcool; Preparation of letter to Lytles	0.50	NO CHARGE
1/5/2010 Examine e-mail; Examine file; Preparation of letter to the Lytles	0.50	125.00
1/8/2010 Telephone conference with Attorney Beau Sterling; Preparation of letter to the Lytles	0.50	NO CHARGE
1/14/2010 Telephone conference with Trudi Lytle	0.30	75.00
1/15/2010 Telephone conference with Trudi Lytle	0.20	50.00
1/22/2010 Examine correspondence from Attorney Beau Sterling and from the Lytles; Telephone conference with Trudi Lytle	0.30	75.00
1/26/2010 Examine file; Preparation of letter to Attorney Beau Sterling	0.30	75.00
1/29/2010 (2) Telephone conferences with Trudi Lytle; Preparation of letter to Lytles; Telephone conference with Susan Scann	1.30	325.00
For professional services rendered	<u>3.90</u>	<u>\$725.00</u>
Additional Charges :		
1/31/2010 Monthly copy charges		1.50
Total costs		<u>\$1.50</u>
Total amount of this bill		<u>\$726.50</u>

001104

Mr. and Mrs. Allen Lytle

Page 2

	<u>Amount</u>
Previous balance	\$1,075.50
1/12/2010 Payment - Thank You. Check No. 4403	<u>(\$1,075.50)</u>
Total payments and adjustments	<u>(\$1,075.50)</u>
Balance due	<u><u>\$726.50</u></u>

001105

001105

Thomas D. Harper, Ltd.606 South Ninth Street
Las Vegas, NV 89101

001106

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

February 28, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6393

Professional Services

	<u>Hours</u>	<u>Amount</u>
2/1/2010 Telephone conference with Susan Scann, Esq.; Telephone conference with Trudi Lytle	0.50	NO CHARGE
Legal research; Examine file; Preparation of letter to the Lytles	0.80	200.00
2/4/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Trudi and Allen Lytle	0.50	125.00
Preparation of letter to the Lytles	0.20	NO CHARGE
2/10/2010 (2) Telephone conferences with Trudi Lytle; Examine documents; Telephone conference with Attorney Beau Sterling	0.70	175.00
2/11/2010 (2) Telephone conferences with Trudi Lytle	0.30	75.00
Telephone conference with Beau Sterling and Telephone conference with Susan Scann	0.30	NO CHARGE
2/12/2010 Examine Statement of the Nature of the Dispute; (2) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Susan Scann	0.80	NO CHARGE
Telephone conference with Trudi Lytle; Examine e-mails	0.20	50.00
2/14/2010 Examine file; Preparation of Statement of Nature of Dispute	0.40	NO CHARGE
2/15/2010 Preparation of Statement of Nature of Dispute	1.80	NO CHARGE
2/16/2010 Review and revise Statement of the Nature of Dispute; Examine file re: 3 versions of Minutes; Preparation of (2) e-mails to the Lytles	1.20	NO CHARGE

001106

Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
2/17/2010 Telephone conference with Trudi Lytle; Examine e-mails	0.30	75.00
Review and revise Statement of Nature of Dispute; Examine documents; Preparation of e-mail to the Lytles	0.70	NO CHARGE
2/18/2010 Telephone conference with Trudi Lytle	0.40	100.00
Telephone conference with Attorney Susan Scann; (2) Telephone conferences with Trudi Lytle	0.70	NO CHARGE
2/19/2010 (3) Telephone conferences with Trudi Lytle; Telephone conference with Trudi and Allen Lytle	0.80	200.00
2/20/2010 Legal research; Preparation of correspondence to the Lytles	2.20	NO CHARGE
2/22/2010 Review and revise letter to the Lytles	0.30	NO CHARGE
2/25/2010 Review and revise Statement of Nature of Dispute; Preparation of letter to the Lytles	0.80	NO CHARGE
2/26/2010 (2) Telephone conferences with Trudi Lytle	0.20	NO CHARGE
For professional services rendered	14.10	\$1,000.00
Additional Charges :		
2/28/2010 Monthly copy charges		5 25
Total costs		<u>\$5.25</u>
Total amount of this bill		\$1,005.25
Previous balance		\$726.50
2/9/2010 Payment - Thank You. Check No. 4412		<u>(\$726.50)</u>
Total payments and adjustments		<u>(\$726.50)</u>
Balance due		<u><u>\$1,005.25</u></u>

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

March 31, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6438

Professional Services

	<u>Hours</u>	<u>Amount</u>
3/3/2010 (2) Telephone conferences with Trudi Lytle	0.30	75.00
3/4/2010 Examine drafts of NRED Claim Form	0.30	75.00
3/5/2010 Telephone conference with Trudi Lytle	0.20	50.00
3/8/2010 Telephone conference with Trudi Lytle; Preparation of letter to Gerry Zobrist; Preparation of letter to the Lytles	0.50	125.00
3/9/2010 (2) Telephone conferences with Trudi Lytle; Review and revise letter to Gerry Zobrist	0.70	175.00
Examine Attorney Scann's draft of NRED Claim Form; Preparation of (2) letters to Lytles; Review and revise NRED Claim Form	0.90	NO CHARGE
3/10/2010 (3) Telephone conferences with Trudi Lytle; Preparation of letter to Lytles; Examine e-mails	0.70	175.00
(2) Telephone conferences with Attorney Susan Scann; Review and revise NRED Claim Form	0.90	NO CHARGE
3/11/2010 Examine NRED Claim Form; Preparation of letter to Lytles; Examine e-mail from Lytles; (2) Telephone conferences with Trudi Lytle	0.80	200.00
3/12/2010 (2) Telephone conferences with Trudi Lytle; Examine e-mails; Examine file; Preparation of letter to the Lytles	0.80	200.00
3/15/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Susan Scann	0.60	150.00

Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
3/16/2010 Review and revise attachment to NRED Claim Form; Preparation of letter to Prestine Alexander; Preparation of Trudi Lytle	0.50	NO CHARGE
3/22/2010 (3) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Jason Smith; Preparation of letter to Gerry Zobrist	1.10	275.00
3/23/2010 (2) Telephone conferences with Trudi Lytle; Examine file	0.40	100.00
3/24/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Trudi and Allen Lytle; Preparation of (3) letters to the Lytles	2.20	550.00
3/25/2010 Legal research; (2) Telephone conferences with Trudi Lytle; Preparation of letter to the Lytles	1.20	300.00
Legal research; (2) Telephone conferences with Trudi Lytle; Preparation of letter to the Lytles	1.20	300.00
3/26/2010 Examine documents; Legal research; Preparation of letter to the Lytles; (2) Telephone conferences with Trudi Lytle; Preparation of letter to Barbara Holland	1.40	350.00
3/27/2010 Preparation of letter to the Lytles	0.20	50.00
3/29/2010 Examine file; Preparation of (2) letters to the Lytles; Telephone conference with Trudi Lytle	0.90	225.00
3/30/2010 Telephone conference with Trudi Lytle; Telephone conference with Barbara Holland; Legal research re: injunctive relief	0.60	150.00
3/31/2010 Telephone conference with Trudi Lytle; Conference with Trudi Lytle, Examine documents; Legal research	1.40	350.00
For professional services rendered	17.80	\$3,875.00
Previous balance		\$1,005.25
3/4/2010 Payment - Thank You. Check No. 4419		(\$1,005.25)
Total payments and adjustments		(\$1,005.25)
Balance due		<u>\$3,875.00</u>

Thomas D. Harper, Ltd.606 South Ninth Street
Las Vegas, NV 89101

001110

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

April 30, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6476

Professional Services

	<u>Hours</u>	<u>Amount</u>
4/2/2010 Legal research; Preparation of (2) letters to the Lytles; Telephone conference with Trudi Lytle	1.10	275.00
4/5/2010 Telephone conference with Trudi Lytle	0.20	50.00
4/6/2010 Legal research; Preparation of (2) letters to the Lytles; Telephone conference with Trudi Lytle	1.30	325.00
4/9/2010 Telephone conference with Attorney Susan Scann; Preparation of letter to Attorney Beau Sterling; Telephone conference with Trudi Lytle	0.50	125.00
4/13/2010 Telephone conference with Trudi Lytle; Examine file; Preparation of letter to Gerry Zobrist; Preparation of letter to Lytles; Telephone conference with Trudi and Allen Lytle	0.90	225.00
4/14/2010 Telephone conference with Attorney Susan Scann, 3 Telephone conferences with the Lytles; 2 revisions of letter to Terry Zobrist; 2 Preparation of letter to the Lytles	1.80	450.00
4/15/2010 Examine legislative history of SB 152; Examine Motion for Reconsideration; Preparation of letter to Attorney Beau Sterling; Telephone conference with Trudi Lytle	1.00	250.00
4/16/2010 Telephone conference with Trudi Lytle	0.20	50.00
4/19/2010 (2) Telephone conferences with Trudi Lytle	0.70	175.00
4/21/2010 (2) Telephone conferences with Trudi Lytle	0.80	200.00
4/22/2010 (2) Telephone conferences with Trudi Lytle	0.40	100.00

001110

Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
4/23/2010 Telephone conference with Gordon Milden of Ombudsman's Office; Preparation of letter to the Lytles; Telephone conference with Trudi Lytle	0.70	175.00
4/26/2010 Telephone conference with Trudi Lytle	0.20	50.00
4/27/2010 (3) Telephone conferences with Trudi and Allen Lytle; (3) Telephone conferences with Attorney Susan Scann; Examine Claim Form; Preparation of letter to Attorney Scann and the Lytles	1.50	375.00
4/28/2010 (2) Telephone conferences with Attorney Susan Scann; Telephone conference with Gordon Milden of the Ombudsman's Office; (2) Telephone conferences with Trudi Lytle; Preparation of letter to the Lytles	1.70	425.00
4/29/2010 Examine documents; Preparation of letter to Lytles; Telephone conference with Trudi Lytle	0.90	225.00
4/30/2010 (3) Telephone conferences with Gordon Milden; (3) Telephone conferences with the Lytles; Preparation of letter to Gordon Milden; Telephone conference with Attorney Susan Scann	2.00	500.00
For professional services rendered	15.90	\$3,975.00
Additional Charges :		
4/30/2010 Monthly copy charges		1.75
Total costs		<u>\$1.75</u>
Total amount of this bill		<u>\$3,976.75</u>
Previous balance		\$3,875.00
4/6/2010 Payment - Thank You. Check No. 4579		<u>(\$3,875.00)</u>
Total payments and adjustments		<u>(\$3,875.00)</u>
Balance due		<u><u>\$3,976.75</u></u>

Thomas D. Harper, Ltd.606 South Ninth Street
Las Vegas, NV 89101

001112

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

May 31, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6518

Professional Services

	<u>Hours</u>	<u>Amount</u>
5/1/2010 Examine e-mails; Review and revise letter to Gordon Milden; Preparation of letter to Attorney Susan Scann	0.30	75.00
5/3/2010 Telephone conference with Trudi Lytle; Examine Barbara Holland article; Examine Bylaws and Amended CC&Rs; Preparation of letter to the Lytles; Telephone conference with Attorney Susan Scann; Examine correspondence from Attorney Scann	1.30	325.00
5/4/2010 Telephone conference with Trudi Lytle; Examine e-mail of Gordon Milden; Preparation of letter to Attorney Susan Scann	0.50	125.00
5/5/2010 (2) Telephone conferences with Trudi Lytle; Preparation of letter to Attorney Susan Scann and the Lytles	0.80	200.00
5/6/2010 Telephone conference with Trudi Lytle	0.40	100.00
5/7/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Gordon Milden; Preparation of letter to the Lytles	0.70	175.00
5/10/2010 Examine e-mail; Telephone conference with Trudi Lytle	0.20	50.00
5/11/2010 (2) Telephone conferences with Trudi Lytle; Examine file	0.50	125.00
5/12/2010 (3) Telephone conferences with Trudi Lytle; (2) Telephone conferences with Attorney Susan Scann; Examine Schedule and Agreement; Preparation of letter to Dee Newell; fill out Schedule and Agreement; Preparation of letter to the Lytles	1.80	450.00
5/14/2010 Review and revise Motion for Entry of Default; Telephone conference with Attorney Susan Scann; Telephone conference with Attorney Scann's assistant; Preparation of (2) letters to Attorney Scann; Examine Demand and Order; (2)	1.70	425.00

001112

Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
Telephone conferences with Trudi Lytle; Examine file; Preparation of letter to Beau Sterling		
5/17/2010 Examine Arbitrator's Denial Order; (4) Telephone conferences with Trudi Lytle; Preparation of letter to Attorney Susan Scann; Telephone conference with Attorney Beau Sterling	1.50	375.00
5/18/2010 (3) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Beau Sterling; Examine e-mails from the Lytles; Preparation of (3) letters to the Lytles	1.50	375.00
5/19/2010 Examine e-mails; Examine file of Wojtaszek v. Fountains HOA; Preparation of letter to the Lytles; Preparation of letter to Attorney Beau Sterling and the Lytles; Telephone conference with Trudi Lytle	1.10	275.00
5/20/2010 (2) Telephone conferences with Trudi Lytle; Preparation of (2) letters to Attorney Beau Sterling; Examine e-mail from Attorney Sterling	0.90	225.00
5/21/2010 Examine Response and Motion; Preparation of letter to the Lytles; (2) Telephone conferences with Trudi Lytle; (2) Telephone conferences with Attorney Susan Scann; Telephone conference with Allen Lytle; Telephone conference with the Lytles and Attorney Scann, Examine file; Preparation of Opposition to Motion to Consolidate and Motion to Dismiss	3.80	950.00
5/22/2010 Preparation of Opposition to Motion to Consolidate and Motion to Dismiss; Preparation of letter to Attorney Susan Scann and the Lytles	0.60	150.00
5/24/2010 Telephone conference with Trudi Lytle; Telephone conference with Lytles; Preparation of letter to Attorney Susan Scann and Lytles; Revise Opposition and Countermotion	1.50	375.00
5/25/2010 Examine e-mail of Attorney Susan Scann; Telephone conference with Trudi Lytle; Review and revise Opposition and Countermotion and Affidavit	0.50	125.00
5/26/2010 Review and revise Affidavit; Preparation of letter to Attorney Susan Scann; Telephone conference with Attorney Scann	0.40	100.00
For professional services rendered	20.00	\$5,000.00
Additional Charges :		
5/31/2010 Monthly copy charges		4.25
Total costs		<u>\$4.25</u>
Total amount of this bill		<u>\$5,004.25</u>
Previous balance		\$3,976.75
5/11/2010 Payment - Thank You. Check No. 4582		(\$3,976.75)

Mr. and Mrs. Allen Lytle

Page 3

Amount

Total payments and adjustments

(\$3,976.75)

Balance due

\$5,004.25

001114

001114

Thomas D. Harper, Ltd.606 South Ninth Street
Las Vegas, NV 89101

001115

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

June 30, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6560

Professional Services

	<u>Hours</u>	<u>Amount</u>
6/1/2010 Telephone conference with Attorney Beau Sterling; Legal research re: appeal	0.60	150.00
6/2/2010 Examine Arbitrator's Order; Preparation of letter to the Lytles and Attorney Susan Scann; Telephone conference with Trudi Lytle; Telephone conference with the Lytles	0.30	75.00
6/3/2010 Examine pleadings; (2) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Beau Sterling; Preparation of letter to Attorney Sterling; Telephone conference with the Lytles and Attorney Susan Scann; Preparation of letter to the Lytles and Attorney Scann	0.20	50.00
6/9/2010 Preparation of letter to Attorney Susan Scann and the Lytles	0.30	75.00
6/10/2010 Review and revise Request for Production of Documents; Preparation of letter to the Lytles and Attorney Susan Scann	0.70	175.00
6/11/2010 Review and revise Request for Production of Documents; Preparation of letter to Attorney Susan Scann and the Lytles	0.60	150.00
6/14/2010 Examine e-mail of Trudi Lytle; Review and revise Request for Production of Documents; Preparation of letter to Attorney Susan Scann and the Lytles	0.80	200.00
6/15/2010 Examine file; Preparation of (2) letters to Attorney Susan Scann and the Lytles	0.90	225.00
6/16/2010 Legal research; Preparation of (2) letters to Attorney Susan Scann and the Lytles	1.00	250.00
6/17/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Beau Sterling	0.70	175.00

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Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
6/18/2010 Examine Appendix and Addenda; Examine Opening Brief; (3) Telephone conferences with Attorney Beau Sterling; (2) Telephone conferences with the Lytles; Preparation of (2) letters to the Lytles; Preparation of letter to Attorney Sterling	2.40	600.00
6/21/2010 Telephone conference with Trudi Lytle; Legal research	0.70	175.00
6/22/2010 Telephone conference with Attorney Beau Sterling; Telephone conference with Attorney Susan Scann	0.20	50.00
6/23/2010 Examine final version of Opening Brief	0.20	50.00
6/25/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Trudi and Allen Lytle; Telephone conference with Attorney Susan Scann; Preparation of letter to Lytles	1.10	275.00
6/27/2010 Review and revise letter to Arbitrator Newell; Preparation of letter to Attorney Susan Scann and Lytles	1.30	325.00
6/28/2010 Review and revise letter to Arbitrator Newell; Preparation of (4) letters to Trudi Lytle and Attorney Susan Scann; (2) Telephone conferences with Trudi Lytle; Telephone conference with Trudi Lytle and Attorney Scann	2.10	525.00
6/29/2010 Preparation of (2) letters to Attorney Susan Scann and Trudi Lytle; Examine e-mails from Attorney Scann	0.70	175.00
6/30/2010 Telephone conference with Attorney Susan Scann; Attend Pre-Arbitration Telephone Conference; Telephone conference with Attorney Scann and Trudi Lytle; Telephone conference with Trudi Lytle; Preparation of letter to Attorney Scann	2.10	525.00
For professional services rendered	16.90	\$4,225.00
Additional Charges :		
6/30/2010 Monthly copy charges		11.00
Total costs		<u>\$11.00</u>
Total amount of this bill		\$4,236.00
Previous balance		\$5,004.25
6/15/2010 Payment - Thank You. Check No. 1005		<u>(\$5,004.25)</u>
Total payments and adjustments		<u>(\$5,004.25)</u>
Balance due		<u><u>\$4,236.00</u></u>

Thomas D. Harper, Ltd.606 South Ninth Street
Las Vegas, NV 89101

001117

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

July 31, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6606

Professional Services

	<u>Hours</u>	<u>Amount</u>
7/1/2010 Examine e-mails from Attorney Susan Scann; Examine file; Preparation of (3) letters to Attorney Scann	1.50	375.00
7/2/2010 Telephone conference with Trudi Lytle; Telephone conference with Prestine Alexander; Telephone conference with Attorney Susan Scann; Preparation of (2) letters to Attorney Scann; Review and revise discovery requests; Examine file	1.50	375.00
7/6/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Prestine Alexander; Examine file; Review and revise discovery requests; Preparation of letter to Trudi Lytle	1.40	350.00
7/7/2010 Review and revise discovery requests; Examine file; Examine Discovery Order; Preparation of (3) letters to Lytles and Attorney Susan Scann; Preparation of letter to Allen Lytle; Telephone conference with Arbitrator Dee Newell; Preparation of letter to Arbitrator Newell; Preparation of Witness List and Document List	2.30	575.00
7/8/2010 Telephone conference with Trudi Lytle; Examine e-mail of Attorney Susan Scann; Review and revise letter to Arbitrator Newell; Preparation of (2) letters to the Lytles and Attorney Scann; Review and revise Witness List and Document List	1.20	300.00
7/9/2010 Examine Answer to Amended NRED Claim Form; Preparation of letter to the Lytles; Telephone conference with Trudi Lytle; Legal research	0.80	200.00
7/11/2010 Examine documents; Legal research re: small community associations	0.80	200.00
7/12/2010 Legal research; Preparation of letter to Attorney Susan Scann and the Lytles; Examine e-mail of Allen Lytle; Preparation of letter to Allen Lytle	0.80	200.00

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Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
7/13/2010 Review and revise Transcript	0.30	NO CHARGE
Examine e-mails; Preparation of (2) letters to the Lytles and Attorney Susan Scann;	0.60	150.00
7/14/2010 Examine e-mails; Preparation of (4) letters to the Lytles and Attorney Susan Scann	0.80	200.00
7/15/2010 Preparation of (2) letters to Attorney Susan Scann; Telephone conference with Lytles; Telephone conference with Attorney Scann	0.80	200.00
7/16/2010 Telephone conference with Arbitrator Dee Newell; Telephone conference with Prestine Alexander	0.20	50.00
7/19/2010 Examine e-mails from Lytles; Examine Arbitrator's Orders; Telephone conference with Attorney Beau Sterling; Preparation of (2) letters to the Lytles	0.60	150.00
7/20/2010 Examine Answering Brief; Preparation of letter to Lytles; Legal research	0.50	125.00
7/21/2010 Legal research; Preparation of Memorandum and letter;	1.10	275.00
Telephone conference with Attorney Susan Scann; Telephone conference with Prestine Alexander	0.40	NO CHARGE
7/26/2010 Telephone conference with with Attorney Susan Scann	0.30	NO CHARGE
7/27/2010 Telephone conference with with Attorney Susan Scann; Examine Arbitration Discovery Order; Examine Attorney Scann letter	0.30	NO CHARGE
7/28/2010 Examine e-mail from Trudi Lytle; (3) Telephone conferences with Attorney Susan Scann; Telephone conference with Arbitrator Newell, Attorney Scann and Attorney Sean Anderson	0.90	225.00
7/30/2010 Preparation of Chronology of Events	0.70	175.00
For professional services rendered	17.80	\$4,125.00
Additional Charges :		
7/31/2010 Monthly copy charges		29.75
Total costs		<u>\$29.75</u>
Total amount of this bill		\$4,154.75
Previous balance		\$4,236.00
7/13/2010 Payment - Thank You. Check No. 1153		<u>(\$4,236.00)</u>
Total payments and adjustments		(\$4,236.00)

Mr. and Mrs. Allen Lytle

Page 3

Amount

Balance due

\$4,154.75

001119

001119

Thomas D. Harper, Ltd.606 South Ninth Street
Las Vegas, NV 89101

001120

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

August 31, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6648

Professional Services

	<u>Hours</u>	<u>Amount</u>
8/2/2010 Preparation of Chronology of Events; Preparation of letter to Attorney Susan Scann and the Lytles; (2) Telephone conferences with Trudi Lytle, Telephone conference with Attorney Scann	2.20	550.00
8/3/2010 Preparation of (2) letters to Attorney Susan Scann and the Lytles; (2) Telephone conferences with Trudi Lytle;	1.00	250.00
8/4/2010 (5) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Susan Scann and Trudi Lytle; Preparation of (2) letters to Attorney Scann and the Lytles	0.30	75.00
8/6/2010 (2) Telephone conference with Trudi Lytle; Examine documents; Preparation of letter to Attorney Susan Scann and the Lytles	1.00	250.00
8/8/2010 Examine e-mail from the Lytles; Preparation of letter to Attorney Scann and the Lytles; Preparation of letter to the Lytles	0.60	150.00
8/9/2010 Examine documents; (3) Telephone conference with Trudi Lytle; revise Supplemental Document List	2.20	550.00
8/10/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Allen Lytle; Review and revise letter to Attorney Susan Scann and the Lytles; Preparation of letter to Attorney Scan and the Lytles	1.40	350.00
8/11/2010 (3) Telephone conferences with Trudi Lytle; Examine e-mail from Attorney Susan Scann and the Lytles; Preparation of letter to the Lytles; Preparation of letter to Attorney Scann and the Lytles; Examine file; Preparation of letter to Attorney Beau Sterling	1.60	400.00

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Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
8/12/2010 Examine Association's Witness List and Documents List; (2) Telephone conferences with Trudi Lytle; Preparation of letter to Susan Scann, Esq.	0.90	225.00
Telephone conference with Attorney Richard Segerblom; Telephone conference with Attorney Eleissa Lavelle; Preparation of letter to Attorney Segerblom	1.20	NO CHARGE
8/13/2010 Examine documents; Preparation of letter to Susan Scann	0.60	150.00
8/19/2010 Telephone conference with Trudi Lytle; Telephone conference with Attorney Susan Scann	0.40	100.00
8/20/2010 Review and revise proposed letter to Arbitrator Newell; Review and revise Arbitration Issues; Preparation of letter to Attorney Sean Anderson; Preparation of (3) letters to Attorney Susan Scann and the Lytles; Telephone conference with Prestine Alexander	1.30	325.00
8/23/2010 (3) Telephone conferences with Trudi Lytle; (2) Telephone conferences with Attorney Susan Scann; Preparation of (3) letters to Attorney Scann and the Lytles; Preparation of letter to Trudi Lytle; Examine discovery requests	1.90	475.00
8/24/2010 Examine e-mail from the Lytles; Review and revise letter to Ray Sandoval; Review and revise Arbitration Issues; Preparation of (2) letters to Attorney Scann and the Lytles; Telephone conference with Prestine Alexander; Examine Amended Discovery Order and e-mail from Attorney Scann	0.90	225.00
8/25/2010 (2) Telephone conferences with Trudi Lytle; Review and revise Arbitration Issues; Preparation of letter to Attorney Susan Scann and the Lytles; Examine e-mails from Attorney Scann	0.60	150.00
8/26/2010 (3) Telephone conferences with Trudi Lytle; (2) revise and review letter to Arbitrator Newell; Preparation of (2) letters to Attorney Scann and the Lytles; Telephone conference with Prestine Alexander	1.20	300.00
8/27/2010 Examine documents from Attorney Ryan Reed; (3) Telephone conferences with Trudi Lytle; (2) Telephone conferences with Susan Scann and the Lytles; Preparation of letter to Ryan Reed	1.80	450.00
8/30/2010 Telephone conference with Attorney Susan Scann; Telephone conference with Trudi Lytle; Preparation of letter to Arbitrator Dee Newell; Telephone conference with Arbitrator Newell, Attorney Scann and Attorney Sean Anderson; Telephone conference with Trudi Lytle and Attorney Scann	1.50	375.00
8/31/2010 Examine letter from Attorney Susan Scann; (2) Telephone conferences with Attorney Michael Lemcool; Examine documents from Attorney Lemcool; Preparation of (3) letters to Attorney Scann and the Lytles; Preparation of letter to the Lytles; Telephone conference with Trudi Lytle	1.40	350.00
Telephone conference with with Trudi Lytle	0.60	NO CHARGE
For professional services rendered	24.60	\$5,700.00

Mr. and Mrs. Allen Lytle

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Additional Charges :

	<u>Amount</u>
8/31/2010 Monthly copy charges	15.25
Total costs	<u>\$15.25</u>
Total amount of this bill	<u>\$5,715.25</u>
Previous balance	<u>\$4,154.75</u>
8/12/2010 Payment - Thank You. Check No. 1155	<u>(\$4,154.75)</u>
Total payments and adjustments	<u>(\$4,154.75)</u>
Balance due	<u><u>\$5,715.25</u></u>

001122

001122

Thomas D. Harper, Ltd.606 South Ninth Street
Las Vegas, NV 89101

001123

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

September 30, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6686

Professional Services

	<u>Hours</u>	<u>Amount</u>
9/1/2010 Examine proposed Notice of Taking Deposition, Subpoena and Receipt of Copy; (2) Telephone conferences with Debbie at Attorney Susan Scann's Office; (2) Telephone conferences with Trudi Lytle; Preparation of (2) letters to the Lytles	1.10	275.00
9/2/2010 Preparation of letter to the Lytles; Examine documents; Preparation of Supplemental Disclosure; Preparation of letter to Attorney Susan Scann and the Lytles	0.70	175.00
Telephone conference with Trudi Lytle	0.30	NO CHARGE
9/3/2010 Telephone conference with Attorney Susan Scann; Telephone conference with Trudi Lytle	0.40	NO CHARGE
9/5/2010 Preparation of Response to Request for Production of Documents; Examine letter and documents from Allen Lytle; Preparation of letter to Attorney Susan Scann and the Lytles; Legal research and preparation of Arbitration Brief	2.20	550.00
9/6/2010 Preparation of Arbitration Brief	1.80	450.00
9/7/2010 (2) Telephone conferences with Attorney Susan Scann; (2) Telephone conferences with Trudi Lytle; Examine Motion to Dismiss; Examine file; Preparation of letter to Attorney Scann and the Lytles; Preparation of Arbitration Brief; Telephone conference with Ombudsman's Office; Examine regulations on financial statements	2.30	575.00
9/8/2010 Review and revise Supplemental List of Witnesses and Second Supplemental Document List; Review and revise Chronology of Events; Preparation of (2) letters to Attorney Susan Scann and the Lytles; Review and revise Response	1.80	450.00

001123

Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
to Request for Production of Documents; Telephone conference with Trudi Lytle		
9/9/2010 Legal research re: Motion to Dismiss; Preparation of Memorandum; Examine e-mails of Attorney Susan Scann and Trudi Lytle; Review and revise Chronology of Events; Review and revise Responses to Request for Production of Document; Examine file; Preparation of letter to Attorney Scann and the Lytle; Telephone conference with Trudi Lytle	1 70	425 00
9/10/2010 Examine files; Preparation of Arbitration Brief; Preparation of Supplemental Disclosure List; Examine e-mails; Review and revise Chronology of Events; Preparation of (2) letters to Attorney Susan Scann and the Lytles; Telephone conference with Susan Scann; (2) Telephone conferences with Trudi Lytle	2 20	550.00
9/12/2010 Examine Answers to Interrogatories; Review and revise Answers to Interrogatories; Review and revise Chronology of Events; Examine file; Preparation of Arbitration Brief; Preparation of letter to Attorney Susan Scann and the Lytles	2 50	625.00
9/13/2010 (2) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Susan Scann; Telephone conference with Prestine Alexander; Review and revise Supplemental Disclosure List; Preparation of Arbitration Brief; Preparation of (2) letters to Attorney Scann and the Lytles	2 40	600.00
9/14/2010 Examine e-mails from Attorney Susan Scann and Prestine Alexander; Examine e-mail from the Lytles; Preparation of letter to Prestine Alexander; (2) Telephone conferences with Attorney Scann; (2) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Scann and Trudi Lytle; Preparation of (4) letters to Attorney Scann and the Lytles; Conference with Trudi Lytle	3.00	750.00
9/15/2010 Examine e-mails from Trudi Lytle; Examine e-mails from Attorney Susan Scann; Preparation of (2) letters to Attorney Scann and the Lytles; Preparation of letter to Attorney Scann; Review and revise Answers to Interrogatories; Preparation of questions for deposition of Debbie Kluska; Telephone conference with Attorney Scann; (2) Telephone conferences with Trudi Lytle; Review and revise Reply Brief on Appeal; Preparation of letter to Attorney Beau Sterling and the Lytles; Telephone conference with Trudi Lytle re: Reply Brief; Preparation of letter to Attorney Michael Lemcool	3.20	800.00
9/16/2010 (3) Telephone conferences with Attorney Susan Scann; (3) Telephone conferences with Trudi Lytle; Review and revise discovery responses (2) Telephone conferences with Prestine Alexander; Preparation of (2) letters to Attorney Scann; Preparation of (2) letters to Prestine Alexander	2 40	600.00
9/17/2010 (3) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Susan Scann; Preparation of letter to Attorney Scann and the Lytles; Preparation of letter to Trudi Lytle; Preparation of Arbitration Brief	2 10	525.00
9/19/2010 Examine discovery responses; Examine file; Preparation of Arbitration Brief	2 20	550.00

Mr. and Mrs. Allen Lytle

Page 3

	<u>Hours</u>	<u>Amount</u>
9/20/2010 (2) Telephone conferences with Trudi Lytle; Review and revise Chronology of Events; Review and revise Opposition to Motion to Dismiss; Preparation of (2) letters to Attorney Scann and the Lytles; Preparation of Arbitration Brief	3.70	925.00
9/21/2010 Review and revise letter to Arbitrator Newell; (2) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Susan Scann; Preparation of Arbitration Brief; Review and revise Chronology of Events	1.60	400.00
9/22/2010 (4) Telephone conferences with Trudi Lytle; Telephone conference with Attorney Susan Scann; Preparation of Arbitration Brief; Telephone conference with Cheryl Fleming of Ombudsman's Office; Telephone conference with Linda Lamothe	3.80	950.00
9/23/2010 (3) Telephone conferences with Trudi Lytle; (2) Telephone conferences with Attorney Susan Scann; Telephone conference with Arbitrator; Telephone conference with Trudi Lytle and Attorney Scann; Preparation of letter to Attorney Scann; Review and revise Chronology of Events; Preparation of Arbitration Brief	3.90	975.00
9/24/2010 Telephone conference with Trudi Lytle; Preparation of Arbitration Brief; Examine e-mails from Trudi Lytle; Preparation of letter to Trudi Lytle; Preparation of Chronology of Events; Preparation of letter to Attorney Susan Scann and the Lytles	3.50	875.00
9/25/2010 (2) Telephone conferences with Trudi Lytle; Preparation of Arbitration Brief; Preparation of Chronology of Events; Conference with the Lytles	5.50	NO CHARGE
9/26/2010 Preparation of Arbitration Brief; Conference with the Lytles; Examine e-mails from the Lytles; Telephone conference with Trudi Lytle	4.50	NO CHARGE
9/27/2010 Review and revise Arbitration Brief; Review and revise Chronology of Events; (3) Telephone conferences with Trudi Lytle	1.40	350.00
9/28/2010 (4) Telephone conferences with Trudi Lytle; (2) Telephone conferences with Attorney Susan Scann; Examine documents from Trudi Lytle and Attorney Scann; Review and revise Arbitration Brief; Preparation of letter to Attorney Sean Anderson; Preparation of (2) letters to Attorney Scann; Preparation of letter to the Lytles	4.80	1,200.00
9/29/2010 Examine e-mails; (3) Telephone conferences with Trudi Lytle; (2) Telephone conferences with Attorney Susan Scann; Preparation of Arbitration Brief; Preparation of letter to Attorney Sean Anderson; Telephone conference with Arbitrator Dee Newell; Legal research; Preparation of (2) letters to Attorney Scann; Preparation of (4) letters to Attorney Scann and the Lytles	4.00	1,000.00
9/30/2010 Examine e-mails; Preparation of Arbitration Brief; Telephone conference with Arbitrator Dee Newell; (3) Telephone conferences with Trudi Lytle; (3) Attend Susan Scann; Preparation of letter to Arbitrator Newell; Preparation of letter to Attorney Sean Anderson; Preparation of letter to the Lytles	3.20	800.00
For professional services rendered	72.20	\$15,375.00

Mr. and Mrs. Allen Lytle

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Additional Charges :

	<u>Amount</u>
9/30/2010 Monthly copy charges	40.00
Total costs	<u>\$40.00</u>
Total amount of this bill	<u>\$15,415.00</u>
Previous balance	\$5,715.25
9/8/2010 Payment - Thank You. Check No. 1159	<u>(\$5,715.25)</u>
Total payments and adjustments	<u>(\$5,715.25)</u>
Balance due	<u><u>\$15,415.00</u></u>

001126

001126

Thomas D. Harper, Ltd.
606 South Ninth Street
Las Vegas, NV 89101

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

October 31, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6726

Professional Services

		<u>Hours</u>	<u>Amount</u>
10/1/2010	Preparation of letter to Attorney Ryan Reed; Preparation of (2) Notices of Taking Deposition; Review and revise Arbitration Brief; (2) Telephone conferences with Trudi Lytle; Telephone conference with Allen Lytle; (2) Telephone conferences with Attorney Susan Scann; Preparation of (3) letters to the Lytles; Preparation for deposition of Sherman Kearn; Telephone conference with Arbitrator Dee Newell	3.00	750 00
10/2/2010	Examine e-mails of Lytles; Telephone conference with Trudi Lytle; Preparation for Kearn deposition	1 40	350 00
10/4/2010	Examine e-mails from Allen Lytles; Preparation of (2) e-mails to Allen Lytle; Telephone conference with Trudi Lytle; Telephone conference with the Lytles	0.80	200 00
10/5/2010	Preparation of letter to Attorney Susan Scann; Preparation for Sherman Kearn's deposition	0.40	100 00
10/6/2010	Preparation for Sherman Kearn's deposition; Telephone conference with Trudi Lytle	1.00	250.00
10/7/2010	(2) Telephone conferences with Trudi Lytle; Preparation of letter to Legal Process Service; (2) Telephone conferences with Kim at Legal Process Service; Preparation of letter to Attorney Sean Anderson; Preparation for Sherman Kearn's deposition	2.30	575.00
10/8/2010	Preparation for deposition; conduct deposition of Sherman Kearn; Telephone conference with Trudi Lytle; Preparation of letter to Attorney Susan Scann	4.50	1,125.00
10/10/2010	Review and revise Arbitration Brief	0.40	100.00

Mr. and Mrs. Allen Lytle

Page 2

	<u>Hours</u>	<u>Amount</u>
10/11/2010 Review and revise Arbitration Brief; Telephone conference with Attorney Susan Scann; Examine e-mail; Preparation of letter to Attorney Sean Anderson	2.20	550.00
10/12/2010 Review and revise Arbitration Brief; Preparation of letter to the Lytles	1.20	300.00
10/13/2010 Examine discovery responses and disclosures, Review and revise Arbitration Brief; Telephone conference with Trudi Lytle; Preparation of letter to Esquire Reporting Services	2.10	525.00
10/14/2010 (2) Telephone conferences with Trudi Lytle; Preparation of letter to Attorney Sean Anderson; Review and revise Arbitration Brief; Preparation of (2) letters to the Lytles	1.80	450.00
10/15/2010 Preparation of letter to Arbitrator; Telephone conference with Trudi Lytle;	0.50	125.00
Examine documents; (2) Telephone conferences with Trudi Lytle	0.50	NO CHARGE
10/17/2010 Preparation of for Arbitration Hearing; Preparation of letter to Attorney Susan Scann	1.00	250.00
10/18/2010 Preparation for Arbitration Hearing; Examine letter of Attorney Ryan Reed; Preparation of letter to the Lytles; Telephone conference with Trudi Lytle	1.30	325.00
10/19/2010 Review and revise letter to Arbitrator Newell; (2) Telephone conferences with Trudi Lytle; Telephone conference with Allen Lytle; Telephone conference with Trudi Lytle and Allen Lytle; Examine file; Preparation of (2) letters to the Lytles	1.80	450.00
10/20/2010 (2) Telephone conferences with Arbitrator Dee Newell; Preparation for Arbitration Hearing; Preparation for Telephone Conference; Preparation of letter to the Lytles; Telephone conference with Trudi Lytle	1.50	375.00
10/21/2010 Preparation of Arbitration Brief; Preparation of letter to the Lytles; Preparation for Arbitration Hearing; Telephone conference with Trudi Lytle	1.80	450.00
10/25/2010 Telephone conference with Trudi Lytle, Conference with Trudi Lytle; (2) Telephone conferences with Attorney Susan Scann	1.00	NO CHARGE
Preparation of Sherman Kearn deposition summary	0.90	225.00
10/26/2010 Telephone conference with Trudi Lytle; Preparation of letter to Attorney Susan Scann	0.50	NO CHARGE
Preparation for Arbitration Hearing	0.30	75.00
10/27/2010 Preparation of (2) letters to Attorney Susan Scann	0.40	NO CHARGE
Preparation for Arbitration Hearing	0.60	150.00
10/28/2010 Preparation of (3) Subpoenas; Preparation of letter to Lytles and Attorney Susan Scann; Telephone conference with Trudi Lytle	0.80	NO CHARGE

Mr. and Mrs. Allen Lytle

Page 3

	<u>Hours</u>	<u>Amount</u>
10/28/2010 Preparation of letter to NAS; Preparation of letter to the Zobrists; Examine Amended Response to Request for Admissions and Supplemental Response to Request for Production of Documents; Preparation of letter to the Lytles and Attorney Scann; Preparation for Arbitration Hearing	1.50	375.00
10/29/2010 Examine discovery responses; Telephone conference with Trudi Lytle; Telephone conference with the Lytles; Preparation for Arbitration Hearing; Preparation of letter to Arbitrator Newell; Preparation of letter to Lytles	3.00	750.00
10/30/2010 Preparation for Arbitration Hearing, Preparation of Arbitration Brief	3.80	950.00
10/31/2010 Preparation for Arbitration Hearing	2.30	575.00
For professional services rendered	44.60	\$10,350.00
Additional Charges :		
10/7/2010 Witness Fee		26.00
10/13/2010 Fee for service of Subpoena - Legal Process Service.		210.00
10/31/2010 Monthly copy charges		58.75
Monthly Postage		10.96
Total costs		<u>\$305.71</u>
Total amount of this bill		\$10,655.71
Previous balance		\$15,415.00
10/8/2010 Payment - Thank You. Check No. 1161		<u>(\$15,415.00)</u>
Total payments and adjustments		<u>(\$15,415.00)</u>
Balance due		<u><u>\$10,655.71</u></u>

001129

001129

Thomas D. Harper, Ltd.
606 South Ninth Street
Las Vegas, NV 89101

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

November 30, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6772

Professional Services

	<u>Hours</u>	<u>Amount</u>
11/1/2010 Telephone conference with Allen Lytle; Telephone conference with Trudi Lytle; Examine e-mails of Attorney Susan Scann and the Lytles; Review and revise letter to Arbitrator Newell; Telephone conference with Arbitrator Newell; (2) revisions of Arbitration Brief; Preparation of letter to Attorney Scann and Lytles	3.30	825.00
11/2/2010 Review and revise Arbitration Brief; Preparation of (2) letters to the Lytles and Attorney Susan Scann; Preparation for Arbitration Hearing	1.30	325.00
11/3/2010 Preparation of (2) letters to Attorney Susan Scann and the Lytles; (3) Telephone conferences with Trudi Lytle; Preparation for Arbitration Hearing; Telephone conference with Attorney Scann	2.80	700.00
11/4/2010 Telephone conference with Allen Lytle; (2) Telephone conferences with Trudi Lytle; (2) revisions of Arbitration Brief; Preparation of (3) letters to Attorney Susan Scann and the Lytles; Preparation for Arbitration Hearing; (2) Telephone conferences with Attorney Scann	3.90	975.00
11/5/2010 (2) Telephone conferences with Prestine Alexander; Examine e-mails of Prestine Alexander; Review and revise Exhibit List; Examine letter of Attorney Ryan Reed; Telephone conference with Arbitrator Newell; Preparation of (2) letters to Attorney Reed; (2) Telephone conferences with Trudi Lytle; (2) Telephone conferences with Attorney Susan Scann; Conference with the Lytles and Attorney Scann	6.30	1,575.00
11/6/2010 (3) Telephone conferences with Attorney Susan Scann; Telephone conference with Trudi Lytle; Examine Association's Arbitration Brief; Legal research; Preparation for Arbitration Hearing	5.50	1,375.00

Mr. and Mrs. Allen Lytle

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	<u>Hours</u>	<u>Amount</u>
11/7/2010 Telephone conference with Attorney Susan Scann; Telephone conference with Trudi and Allen Lytle; Review and revise Exhibit List and Exhibit Booklet; Preparation for Arbitration Hearing	4.00	1,000.00
11/8/2010 Attend Arbitration Hearing	8.50	2,125.00
11/10/2010 Telephone conference with Trudi Lytle; Preparation of Affidavit in Support of Award of Attorney's Fees	0.40	100.00
11/11/2010 Telephone conference with Esquire Court Reporter; Examine e-mail from Attorney Susan Scann; Preparation of (2) letters to the Lytles and Attorney Scann	0.30	75.00
11/12/2010 Telephone conference with Trudi Lytle; Review and revise Affidavit in Support of Attorney's fees; Preparation of letter to Attorney Susan Scann and the Lytles	0.90	225.00
Telephone conference with Trudi Lytle; Review and revise Affidavit in Support of Attorney's Fees; Preparation of letter to Attorney Susan Scann and the Lytles	0.90	225.00
11/15/2010 Telephone conference with Trudi Lytle; (2) Telephone conferences with Esquire Reporting Services; Review and revise Affidavit in Support of Award of Attorney's Fees and Legal Costs	0.60	NO CHARGE
Telephone conference with Attorney Susan Scann	0.20	50.00
11/16/2010 (2) Telephone conferences with Arbitrator Newell; Telephone conference with Prestine Alexander; Examine Invoices; Preparation of letter to Attorney Susan Scann and the Lytles	1.00	250.00
11/17/2010 (2) Telephone conferences with Trudi Lytle; Examine Brief Booklet; Preparation of (3) letters to Attorney Susan Scann and the Lytles	1.10	275.00
Telephone conference with Allen Lytle; Telephone conference with Arbitrator Newell; Preparation of letter to Attorney Scann and the Lytles; Preparation of letter to Arbitrator Newell	0.90	NO CHARGE
11/18/2010 Examine e-mails from Trudi Lytle; Examine e-mails of Attorney Susan Scann; Telephone conference with Attorney Scann; Review and revise letter to Arbitration Newell	0.40	100.00
Preparation of letter to Attorney Susan Scann and the Lytles; Preparation of letter to the Lytles	0.60	NO CHARGE
11/19/2010 (2) Telephone conferences with Attorney Susan Scann; Telephone conference with Trudi Lytle; Examine Decision; Examine Trust's Arbitration Brief; Examine Association's Arbitration Brief; Preparation of letter to Attorney Scann and the Lytles	1.30	325.00

Mr. and Mrs. Allen Lytle

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	<u>Hours</u>	<u>Amount</u>
11/22/2010 Examine transcript of Arbitration Hearing; Examine file re: prior NRED action; Examine pleadings; Preparation of (2) letters to the Lytles and Attorney Susan Scann	1.20	NO CHARGE
11/29/2010 Examine e-mail from Allen Lytle; Examine files; Preparation of trial de novo Complaint	1.80	450.00
11/30/2010 Examine e-mail from Allen Lytle; Preparation of letter to Allen Lytle; Preparation of Complaint	2.00	500.00
For professional services rendered	<u>49.20</u>	<u>\$11,475.00</u>
Additional Charges :		
11/2/2010 Original and copy of Deposition of Sherman Kearn		826.30
11/15/2010 Original and copy of transcript of Arbitration Hearing		2,225.00
11/30/2010 Monthly copy charges		11.50
Total costs		<u>\$3,062.80</u>
Total amount of this bill		<u>\$14,537.80</u>
Previous balance		\$10,655.71
11/12/2010 Payment - Thank You. Check No. 1164		<u>(\$10,655.71)</u>
Total payments and adjustments		<u>(\$10,655.71)</u>
Balance due		<u><u>\$14,537.80</u></u>

Thomas D. Harper, Ltd.
606 South Ninth Street
Las Vegas, NV 89101

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

December 31, 2010

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6818

Professional Services

	<u>Hours</u>	<u>Amount</u>
12/1/2010 Preparation of Complaint; Preparation of letter to Allen Lytle	1.20	300.00
12/10/2010 Examine e-mail of Lytles; Legal research; revise Complaint; Preparation of (2) letters to Lytles; (2) Telephone conferences with Allen Lytle; Conference with Lytles	1.00	250.00
12/14/2010 Examine e-mail from the Lytles; Preparation of letter to Lytles; Telephone conference with Attorney Susan Scann; Preparation of letter to Attorney Scann	0.40	100.00
12/20/2010 Examine e-mail from process server; Preparation of letter to the Lytles	0.20	50.00
For professional services rendered	2.80	\$700.00
Additional Charges :		
12/13/2010 E-File Complaint - Clark County Clerk.		312.50
12/28/2010 Fee for service of Complaint - Legal Process Service.		65.00
E-File Summons - Clark County Clerk.		3.50
12/31/2010 Monthly copy charges		41.75
Total costs		\$422.75
Total amount of this bill		\$1,122.75
Previous balance		\$14,537.80

Mr. and Mrs. Allen Lytle

Page 2

Amount

Balance due

\$15,660.55

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Thomas D. Harper, Ltd.
606 South Ninth Street
Las Vegas, NV 89101

Invoice submitted to:
Mr. and Mrs. Allen Lytle
1600 River Birch Street
Las Vegas NV 89117

January 31, 2011

In Reference To: Lytle v. Rosemere Estates Property Owners Association
File No. 2007-055

Invoice #6867

Professional Services

	<u>Hours</u>	<u>Amount</u>
1/3/2011 Examine Lytle letter; Preparation of letter to the Lytles; Telephone conference with Attorney James Christensen	1.20	300.00
Examine Lytle letter; Preparation of letter to the Lytles; Telephone conference with Attorney James Christensen	1.20	300.00
1/4/2011 Telephone conference with Attorney James Christensen	0.20	50.00
1/5/2011 Preparation of letter to the Lytles	0.20	50.00
1/6/2011 Examine letter from Lytles; Preparation of letter to Lytles; Preparation of Motion to Withdraw as Attorney of Record and Motion to Adjudicate	1.10	275.00
1/7/2011 Review and revise Motion to Withdraw as Attorney of Record and Motion to Adjudicate the Rights of Counsel; Preparation of (2) letters to the Lytles; Examine letter from the Lytles	0.70	175.00
1/11/2011 Preparation of letter to the Lytles	0.20	50.00
1/20/2011 Telephone conference with Attorney Beau Sterling; Preparation of (2) letters to the Lytles; Preparation of Notice to Withdraw	0.80	200.00
For professional services rendered	<u>5.60</u>	<u>\$1,400.00</u>

Mr. and Mrs. Allen Lytle

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Additional Charges :

	<u>Amount</u>
1/7/2011 E-File Notice of Attorney's Lien - Clark County Clerk.	3.50
E-File Motion to Withdraw as Attorney of Record - Clark County Clerk.	3.50
1/13/2011 E-File Certificate of Mailing - Clark County Clerk.	3.50
1/31/2011 Monthly copy charges	13.75
Monthly Postage	13.64
Total costs	<u>\$37.89</u>
Total amount of this bill	<u>\$1,437.89</u>
Previous balance	\$15,660.55
Balance due	<u><u>\$17,098.44</u></u>

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EXHIBIT “C”

DEANER, DEANER, SCANN, MALAN & LARSEN
720 SOUTH FOURTH STREET
SUITE #300
LAS VEGAS, NV 89101
702/382-6911

TIN # 88-0135196

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LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Fees

			Hours	
11/24/2009	PRC	Telephone conference with Trudy Lytle re case facts and status.	0.70	n/c
11/30/2009	PRC	Memo to Susan Scann re client.	0.20	n/c
12/01/2009	SWS	Conference with client.	0.30	82.50
12/02/2009	SWS	Review client documents.	0.70	192.50
12/08/2009	SWS	Telephone conference with client re: NOD, possible mailing.	0.20	55.00
12/09/2009	SWS	Telephone conference with Harper. Review file and NRS 116. Email to client re same.	2.00	550.00
12/10/2009	SWS	Emails to client re Extension.	0.20	55.00
12/11/2009	SWS	Review client's email. Letter to NAS re Extension.	0.30	82.50
12/17/2009	SWS	Telephone conference with client re status.	0.30	82.50
12/24/2009	SWS	Research. Email client re status(N/C)	0.60	165.00
		For Current Services Rendered	4.60	1,265.00
		Total Non-billable Hours	0.90	

Advances

12/18/2009	Postage	0.44
	Total Advances	0.44

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LYTLE, TRUDI AND ALLEN

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Total Current Work

1,265.44

Payments

12/03/2009

Retainer payment from clients Visa

-5,000.00

Credit Balance

-\$3,734.56

THIS STATEMENT IS DUE AND PAYABLE UPON RECEIPT. PLEASE RETURN A COPY OF YOUR STATEMENT With ACCOUNT NUMBER ON YOUR CHECK. **Statement Cut Off Date 25th Of Each Month.**

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DEANER, DEANER, SCANN, MALAN & LARSEN
720 SOUTH FOURTH STREET
SUITE #300
LAS VEGAS, NV 89101
702/382-6911

TIN # 88-0135196

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LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

-\$3,734.56

Fees

		Hours	
12/28/2009			
SWS	Telephone conference with clients. Research.	2.50	687.50
12/29/2009			
SWS	Telephone conference with Harper re case, further file review.	0.70	192.50
01/05/2010			
SWS	Review client correspondence.	0.10	27.50
01/13/2010			
SWS	Review documents. Begin Draft	0.60	165.00
01/14/2010			
SWS	Telephone conference with client re status.	0.20	55.00
01/15/2010			
SWS	Telephone conference with client re Supreme Court Settlement Conference.	0.20	55.00
01/21/2010			
SWS	Telephone conference with B. Sterling re Appeal status. Prepare Demand Letter. Review Sterling's email. Revise Letter.	0.80	220.00
01/22/2010			
SWS	Draft NRED claim. Telephone conference with client re status.	1.20	330.00
	For Current Services Rendered	6.30	1,732.50

Advances

01/21/2010	Postage .44 x 3 + 5.54	6.86
	Total Advances	6.86
	Total Current Work	1,739.36

Credit Balance

-\$1,995.20

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LYTLE, TRUDI AND ALLEN

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

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DEANER, DEANER, SCANN, MALAN & LARSEN

Attorneys at Law

Charles W. Deaner
J. Douglas Deaner (1944-1990)
Susan Williams Scann
Douglas R. Malan
Brent A. Larsen

A PROFESSIONAL CORPORATION
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Las Vegas, Nevada 89101
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Anthony Ciulla
Paul R. Connaghan
Helen P. Towler-ton
Tara D. Newberry
Jennifer Kissel-Morales

DEANER, DEANER, SCANN MALAN & LARSEN

PRIVACY NOTICE

Deaner, Deaner, Scann, Malan & Larsen knows that the privacy of the personal information that we receive about you is important to you. We understand that you trust us to protect the confidentiality and security of that information. The information that we collect about you is used only to provide the legal and related services that you request from us. Although there is a new federal law designed to protect the privacy of nonpublic personal information about consumers, as attorneys, we have been and continue to be bound by professional standards of confidentiality that are even more stringent than those required by this new law.

This notice informs you of our privacy policy and describes how we treat the information that we receive about you.

Information We May Collect About You

We collect nonpublic personal information about you only in connection with providing you with the services that you request. The types of nonpublic personal information that we collect vary according to the services that we perform for you, and may include:

- Information that we receive from you (such as your name, address, income, assets, social security information, and other financial or household information);
- Information about your relationship and past history with us and others (such as the types of legal services we provide to you, your invoice balances and payment history); and
- Information that we receive, with your authorization, from third parties such as accountants, financial advisors, insurance agents, banking institutions and others.

How We Handle Your Information

We do not disclose any public or nonpublic personal information about you that you have provided to us to anyone outside of our firm, except as authorized by you or required by law. For example, with your consent, we may disclose personal information to a third-party contractor, such as an appraiser or accountant, who is assisting us in providing services to you. In addition, we will release information to the extent required by law or regulation. We do not sell client information to anyone or disclose client information to marketing companies.

How We Protect Your Information

We restrict access to public and nonpublic personal information about you that you have provided to us to those attorneys and staff members in our firm who need to know the information to provide services to you. All of our attorneys and employees are required to maintain the confidentiality of all nonpublic personal information about you. We maintain physical, electronic and procedural safeguards that comply with both federal law and our more stringent professional standards to protect the public and nonpublic personal information that you have provided to us.

Questions

If you have questions or would like additional information about our privacy policy, please call Douglas R. Malan at (702) 382-6911.

DEANER, DEANER, SCANN, MALAN & LARSEN
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702/382-6911

EIN # 88-0135196

LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

-\$1,995.20

Fees

		Hours	
01/27/2010			
SWS	Revise Ombudsman's Complaint, check statutes.	1.20	330.00
01/28/2010			
SWS	Revise draft of Claim.	0.40	110.00
01/29/2010			
SWS	Telephone conference with Harper re status.	0.20	55.00
01/30/2010			
SWS	Research	0.20	55.00
02/01/2010			
SWS	Telephone conference with Harper re attorney fees. Research same and assessments.	0.60	165.00
02/02/2010			
SWS	Research Attorney's Fee and Assessments. Telephone conference with client re status.	1.80	495.00
SWS	Review client email, research.	1.50	412.50
02/04/2010			
SWS	Research.	0.40	110.00
02/05/2010			
SWS	Research.	1.60	440.00
02/10/2010			
SWS	Prepare Statement of Facts. Research memo.	1.50	412.50
02/11/2010			
SWS	Revise NRED Claim, dictate memo re Assessments, revise memo re Director Liability.	1.00	275.00
SWS	Revise Claim.	0.40	110.00
02/12/2010			
SWS	Revise memos. Telephone conference and email to Harper (N/C)	0.40	n/c

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LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

\$744.80

Fees

			Hours	
03/01/2010	SWS	Emails to client. Revise letter.	0.30	82.50
03/05/2010	SWS	Letter to Jason Smith, revise Statement for NRED Action.	0.70	192.50
03/08/2010	SWS	Review new client documents (police reports and NRED attorney correspondence) revise claim statement	0.70	192.50
03/09/2010	SWS	Revise draft, email to Harper re same, review client email and Zobrist. Email client re same.	0.90	247.50
03/10/2010	SWS	Telephone conference with attorney Jason Smith re representation. Telephone conference with Harper re latest draft, review his changes, email clients re same	1.50	412.50
03/11/2010	SWS	Emails and Telephone calls re claim form.	0.50	137.50
03/15/2010	SWS	Review emails, telephone conference with Tom re claim form and exhibits, email to client with revisions. Telephone conference with Trudi re same.	1.60	440.00
	SWS	Revise changes, emails to client and Harper re same. Telephone conference with client re signing.	0.70	192.50
03/18/2010	SWS	Review service rules, email client re same.	0.30	82.50
03/22/2010	SWS	Telephone conference with Trudi re status. Prepare service package and instruction for process server.	0.60	165.00
03/23/2010	SWS	Telephone conference with client re service.	0.20	55.00

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LYTLE, TRUDI AND ALLEN

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Hours

03/24/2010			
SWS	Review client email and Harper's letter. Review client's email re meeting.	0.20	55.00
03/25/2010			
SWS	Telephone conference with client re meeting. Review Affidavits of Service and Recording of Prelude to meeting. Review package and cover letter. Letter to Respondents re form, check SB182. Conference with process server re Affidavit of Service.	1.60	440.00
	For Current Services Rendered	9.80	2,695.00

Expenses

03/02/2010	Photocopy documents 24 copies	6.00
03/02/2010	Postage	1.22
03/02/2010	Postage 1.05 x 2	2.10
03/09/2010	Postage	0.44
03/11/2010	Photocopy documents 73 copies	18.25
03/16/2010	Photocopy documents 66 copies	16.50
03/18/2010	Photocopy documents 452 copies	113.00
03/23/2010	Photocopy documents 21 copies	5.25
	Total Expenses	162.76

Advances

03/17/2010	Costs Advanced - Nevada Real Estate Division for ADR Claim Form	50.00
	Total Advances	50.00
	Total Current Work	2,907.76

Payments

03/18/2010	Received payment check 4576	-744.80
	Balance Due	<u>\$2,907.76</u>

THIS STATEMENT IS DUE AND PAYABLE UPON RECEIPT. PLEASE RETURN A COPY OF YOUR STATEMENT and/or PUT ACCOUNT NUMBER ON YOUR CHECK.

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DEANER, DEANER, SCANN, MALAN & LARSEN
720 SOUTH FOURTH STREET
SUITE #300
LAS VEGAS, NV 89101
702/382-6911
EIN # 88-0135196

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LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
Statement No:

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

\$2,907.76

Fees

Hours

03/29/2010	SWS	Telephone conference with Trudi re status.	1.00	275.00
03/31/2010	SWS	Review documents, telephone conference with client re same.	1.00	275.00
04/01/2010	SWS	Review email and attachments from client.	0.20	55.00
04/02/2010	SWS	Prepare Cover Sheet for Affidavits of Service. Research.	0.30	82.50
04/06/2010	SWS	Review latest documents from association. Research issues, check statutes on service on Rosemere.	0.40	110.00
04/07/2010	SWS	Research proposed CCR's Amendments.	1.00	275.00
04/08/2010	SWS	Research Construction Penalty	0.30	82.50
04/09/2010	SWS	Telephone conference with Harper. Research.	0.60	165.00
04/12/2010	SWS	Research, plan.	1.70	467.50
04/13/2010	SWS	Research, prepare letter to board. Telephone conference with clients re same.	1.40	385.00
04/14/2010	SWS	Review Harpers letters. Telephone conference and email re same.	1.00	275.00
04/20/2010	SWS	Review Harper email.	0.10	27.50

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LYTLE, TRUDI AND ALLEN

Account No.:
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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

		Hours	
04/21/2010			
SWS	Email to clients re status.	0.10	27.50
04/23/2010			
SWS	Review client and Tony's email	0.10	27.50
	For Current Services Rendered	9.20	2,530.00
	<u>Expenses</u>		
03/29/2010	Postage .44 x 4		1.76
04/13/2010	Postage 4.90 x 2		9.80
04/13/2010	Photocopy documents 121 copies		30.25
04/14/2010	Photocopy documents 3 color copies		2.97
	Total Expenses		44.78
	Total Current Work		2,574.78
	<u>Payments</u>		
04/06/2010	Received payment check 4577		-2,907.76
	Balance Due		<u>\$2,574.78</u>

THIS STATEMENT IS DUE AND PAYABLE UPON RECEIPT. **PLEASE MAKE YOUR CHECK PAYABLE TO DEANER, DEANER, SCANN, MALAN & LARSEN** and PLACE YOUR ACCOUNT NUMBER ON YOUR CHECK.

001147

DEANER, DEANER, SCANN, MALAN & LARSEN
720 SOUTH FOURTH STREET
SUITE #300
LAS VEGAS, NV 89101
702/382-6911

EIN # 88-0135196

001148

LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
Statement No:

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05/27/2010
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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

\$2,574.78

Fees

Hours

04/26/2010	SWS	Review NRED letter re Arbitrators and attached materials, email and letter to clients re same.	0.30	82.50
04/27/2010	SWS	Telephone conference with Dee Necoell re service issue. Telephone conference with client re same. Telephone conference with Harper re status. Telephone conference with Gordon Milden	1.60	440.00
04/28/2010	SWS	Review voice mail messages from Harper and NRED. Telephone conference with Harper re same, review email re status	0.50	137.50
04/30/2010	SWS	Review Harper's email. Telephone conference with same.	0.40	110.00
05/01/2010	WS	Letter and telephone conference with Harper, review Arbitrator's Notice and Agreement. Letter to client re same.	0.70	192.50
05/04/2010	SWS	Emails to Harper and Milden at NRED. Telephone conference with attorney Jason Smith re same, email client re same.	0.60	165.00
05/05/2010	SWS	Review emails.	0.10	27.50
05/06/2010	SWS	Email to client re NRED and Shedrick.	0.10	27.50
05/10/2010	SWS	Email to clients, review Milden's response to Harper's letter.	0.20	55.00
05/11/2010	SWS	Telephone conference with NRED re response. Telephone conference with Milden re same, email to client re same.	0.50	137.50

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

		Hours	
05/12/2010			
SWS	Telephone conference with Harper re status and Default. Prepare Application for Default, email to clients.	1.00	275.00
05/13/2010			
SWS	Telephone conference with Janson Smith re settlement, email clients and Tom re same.	0.30	82.50
05/14/2010			
SWS	Review Harper's suggested changes to Default Request. Revise same. Telephone conference with Harper, email to client re same, review Arbitrator's Notice, instruct staff re same.	1.00	275.00
05/17/2010			
SWS	Review Arbitration Denial Order, Harper's email re same, client email re same, check statutes.	0.50	137.50
05/18/2010			
SWS	Telephone conference with Harper re status	0.20	55.00
05/21/2010			
SWS	Review Respondent's Opposition, email same to client. Telephone conference with Harper re status, telephone conference with Newell re Opposition, conference call, review Notice from Newell re Opposition due.	1.50	412.50
05/24/2010			
SWS	Review client and Harper's emails. Review draft of Response, check statutes. Email all re same, revise Affidavit of Susan Scann.	1.10	302.50
05/25/2010			
SWS	Revise Affidavit, review emails.	0.60	165.00
	For Current Services Rendered	11.20	3,080.00

Expenses

05/14/2010	Photocopy documents 28 copies	7.00
05/26/2010	Postage 1.22 x 6	7.32
	Total Expenses	14.32
	Total Current Work	3,094.32

Payments

05/04/2010	Received payment check 4581	-2,574.78
	Balance Due	<u>\$3,094.32</u>

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DEANER, DEANER, SCANN, MALAN & LARSEN
720 SOUTH FOURTH STREET
SUITE #300
LAS VEGAS, NV 89101
702/382-6911

EIN # 88-0135196

001150

LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
Statement No:

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

\$3,094.32

Fees

Hours

05/26/2010	SWS	Finalize Affidavit, instruct staff re same. Telephone conference with Harper re same, check service, email clients re same.	0.80	220.00
06/02/2010	SWS	Review Decision. Email client re same, review Harper's memo.	0.70	192.50
06/03/2010	SWS	Telephone conference with clients re Arbitrations Decisions and Tom and Plan going forward, review Tom's email.	1.50	412.50
06/04/2010	SWS	Work on Request for Production documents	0.30	82.50
06/07/2010	SWS	Prepare Request for Production.	0.70	192.50
06/08/2010	SWS	Telephone conference with Jerry Zobrist re status. Letter to Newell re date, revise Request for Production.	0.40	110.00
06/09/2010	SWS	Review emails re hearing date, revise Request for Production, email client re dates and status, email re date.	0.50	137.50
06/10/2010	SWS	Review Tom's change, email reply re same.	0.40	110.00
06/11/2010	SWS	Review Harper's emails, client email re Request for Production.	0.30	82.50
6/14/2010	SWS	Review emails re production request. Telephone conference with client re same and status.	1.20	330.00
06/15/2010	SWS	Review Harper's email, reply to same.	0.50	137.50

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LYTLE, TRUDI AND ALLEN

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Hours

06/16/2010			
SWS	Review Harper emails and case.	0.40	110.00
06/17/2010			
SWS	Research	0.30	82.50
06/24/2010			
SWS	Draft chronology letter to arbitrator, email clients re same.	0.10	27.50
06/25/2010			
SWS	Revise chronology letter, email re agenda.	1.00	275.00
	For Current Services Rendered	9.10	2,502.50

Expenses

05/26/2010	Photocopy documents 70 copies		17.50
	Total Expenses		17.50
	Total Current Work		2,520.00

Payments

06/03/2010	Received payment - check 4583		-3,094.32
	Balance Due		\$2,520.00

THIS STATEMENT IS DUE AND PAYABLE UPON RECEIPT. PLEASE MAKE CHECK PAYABLE TO DEANER, DEANER, SCANN, MALAN & LARSEN and PLACE ACCOUNT NUMBER ON YOUR CHECK.

001151

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DEANER, DEANER, SCANN, MALAN & LARSEN
720 SOUTH FOURTH STREET
SUITE #300
LAS VEGAS, NV 89101
702/382-6911

EIN # 88-0135196

001152

LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
Statement No:

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

\$2,520.00

Fees

		Hours	
06/28/2010	SWS		
	Review Harper's email and redraft of letter to Arbitrator, email re same, draft one paragraph, telephone conference. Telephone conference with Trudi, redraft the same, emails re same.	3.70	1,017.50
06/29/2010	SWS		
	Review Harper's latest revisions to letter, make additional revisions, email same. Revise Request for Production, begin preparation of Interrogatories.	1.60	440.00
06/30/2010	SWS		
	Emails re Discovery and telephone conference, revise Request for Production. Telephone conference with Tom re same, telephone conference, telephone conference with Trudy and Tom. Prepare revised Claim, prepare Interrogatories and Request for Admissions, email client re damages.	3.50	962.50
07/01/2010	SWS		
	Emails to Tom re preparation for arbitration. Revise all documents and Discovery.	1.00	275.00
07/02/2010	SWS		
	Emails to Harper re status. Revise Amendment to Claim, revise Discovery, emails re same.	1.70	467.50
07/14/2010	SWS		
	Review numerous emails, Arbitrator Discovery Order. Prepare Damages Disclosure, email to all re same.	1.20	330.00
07/15/2010	SWS		
	Review client voice mail re Production and Damages. Telephone conference with Tom re damages, review correspondence re same, begin review billing invoices.	0.70	192.50
07/16/2010	SWS		
	Review and revise Production. Telephone conference with Newell re Zobrist withdrawal. Telephone conference with client re same.	1.50	412.50

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LYTLE, TRUDI AND ALLEN

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07/27/2010
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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

		Hours	
07/19/2010			
SWS	Review client email re conference call. Telephone conference with arbitrator re conference call availability.	0.40	110.00
07/20/2010			
SWS	Telephone conference with Newell re new attorney. Email clients re same.	0.30	82.50
07/21/2010			
SWS	Review client email.	0.10	27.50
07/22/2010			
SWS	Review meeting Notice and client fax. Telephone conference with client re same.	1.00	275.00
07/23/2010			
SWS	Telephone conference with Betty Andersen re status. Telephone conference with client re same.	1.30	357.50
07/24/2010			
SWS	Review client email.	0.20	55.00
	For Current Services Rendered	18.20	5,005.00
<u>Expenses</u>			
06/29/2010	Photocopy documents 50 copies		12.50
06/30/2010	Postage		1.56
06/30/2010	Postage		1.73
07/08/2010	Photocopy documents 122 copies		30.05
	Total Expenses		45.84
	Total Current Work		5,050.84
<u>Payments</u>			
07/06/2010	Received payment check 4585		-2,520.00
	Balance Due		<u>\$5,050.84</u>

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001153

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720 SOUTH FOURTH STREET
SUITE #300
LAS VEGAS, NV 89101
702/382-6911

EIN # 88-0135196

001154

LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
Statement No:

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08/27/2010
5522-0001
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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

\$5,050.84

Fees

Hours

07/26/2010	SWS	Review transcript of 3/24 meeting. Letter to Anderson. Review Research and Harper's chronology and NRS 116.1203	3.50	962.50
07/27/2010	SWS	Check statutes re corporation. Review client emails. Telephone conference with Harper re 1203. Telephone conference with client re same. Research. Telephone conference with Dee Newell re conference call. Attend conference call.	2.50	687.50
07/28/2010	SWS	Telephone conference with Tom re telephone conference. Review clients email. Preparation for Hearing, attend telephone conference. Telephone conference with client re same.	3.10	852.50
07/30/2010	SWS	Review and finalize document production.	0.90	247.50
08/02/2010	SWS	Review Harper's email re chrono, review Arbitrator Discovery Order. Review client email re same. Telephone conference with Tom re discovery.	0.50	137.50
08/03/2010	SWS	Review Harper's emails.	0.20	55.00
08/04/2010	SWS	Review Harper's emails. Conference with client. Conference call with client and Harper.	1.50	412.50
08/10/2010	SWS	Telephone conference with Tom, instruct staff re document production.	0.40	110.00
08/11/2010	SWS	Review Harpers emails, review document and witness production. Telephone conference with Anderson re Discovery and Settlement. Letter to clients re same and bill from Arbitrator, brief review of HOA's		

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

		Hours	
	documents.	1.20	330.00
08/12/2010			
SWS	Telephone conference with Trudi re status and defenses in association production. Review Harper's email.	0.70	192.50
08/13/2010			
SWS	Review client and Harper's emails.	0.20	55.00
08/16/2010			
SWS	Email to client re status.	0.10	27.50
08/17/2010			
SWS	Review Discovery Request from Rasemee, email clients re same, review client email. Draft email to Anderson.	0.50	137.50
08/18/2010			
SWS	Email to Anderson. Telephone conference with Trudi re Document Production. Revise letter to Newell re change of Discovery dates. Telephone conference with Ryan Reed re documents and issues statement.	1.00	275.00
08/19/2010			
SWS	Re-draft issues, research same. Telephone conference with Harper re letter to Newell re document production.	0.80	220.00
08/20/2010			
SWS	Revise Statement issues. Prepare letter to Newell re documents, email Harper re same. Review Harper's emails and attachments, review claimant's issues draft.	1.30	357.50
08/23/2010			
SWS	Review Harper's voice mail, emails, revise letter. Telephone conference with Harper re same, review Reed's letter. Revise Harpers letter. Review issues, revise issues statement and letter.	1.80	495.00
08/24/2010			
SWS	Review client and Harpers emails. Work on revising issues, review revised Discovery Order, email re same.	1.50	412.50
08/25/2010			
SWS	Review Harper's email re revisions, check revisions and further revise Claim. Telephone conference with Trudi re same, email same.	1.10	302.50
	For Current Services Rendered	22.80	6,270.00

Expenses

07/26/2010	Photocopy documents 15 copies	3.75
08/01/2010	Photocopy documents 164 copies	41.00
08/01/2010	Postage	5.08
08/04/2010	Postage	4.90
08/05/2010	Postage	5.08
08/16/2010	Photocopy documents 177 copies	44.25
08/23/2010	Postage	0.44

LYTLE, TRUDI AND ALLEN

Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Account No.:
Statement No:

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Total Expenses	104.50
Total Current Work	6,374.50
<u>Payments</u>	
08/03/2010 Received payment check 1154	-5,050.84
Balance Due	<u>\$6,374.50</u>

THIS STATEMENT IS DUE AND PAYABLE UPON RECEIPT. PLEASE MAKE CHECK PAYABLE TO DEANER, DEANER, SCANN, MALAN & LARSEN and PLACE ACCOUNT NUMBER ON YOUR CHECK.

001156

DEANER, DEANER, SCANN, MALAN & LARSEN
720 SOUTH FOURTH STREET
SUITE #300
LAS VEGAS, NV 89101
702/382-6911
EIN # 88-0135196

001157

LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
Statement No:

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance \$6,374.50

Fees

		Hours	
08/26/2010			
SWS	Review emails re re-draft of letter. Voice mail to Newell re conference. Emails client and Tom re same re new revised Statement.	1.30	357.50
09/01/2010			
SWS	Direct staff re final claimant re-draft review same minor grammatical revisions re same. Telephone conference with Harper re documents and case strategy, review letter and new production from Reed. Letter to Newell re electing hearing.	2.10	577.50
08/30/2010			
SWS	Review emails re documents and appeal. Telephone conference with Harper re telephone conference. Prepare same, telephone conference with Harper re same. Conference call with client r same. Prepare Subpoena to NAS	2.70	742.50
08/31/2010			
SWS	Review Harper's email, client email, email same re eviction hearing letter.	0.70	192.50
09/01/2010			
SWS	Prepare Deposition Notice. Telephone conference with Harper re same, emails to client. Telephone conference with Newell re status.	1.30	357.50
09/02/2010			
SWS	Review Harper's emails and review Contract between Rosemie & N.A.S., new documents and supplemental production. Telephone conference with client re status.	1.00	275.00
09/03/2010			
SWS	Review client emails. Telephone conference with Tom re organizing for hearing, begin preparing Exhibit List, begin Interrogatories Answers.	0.60	165.00
09/07/2010			
SWS	Review Rosemere's Motion to Dismiss. Telephone conference with Harper re same, review Harper's email and letter, email same.	0.80	220.00

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

		Hours	
09/08/2010	SWS	Review Harper emails. Research Motion Dismiss Stay	1.20 330.00
09/09/2010	SWS	Review emails. Draft Answer to Interrogatories. Email Harper and work on Supplemental Production.	3.20 880.00
09/10/2010	SWS	Emails to Harper re Motion Dismiss. REview his memo re dame, revise interrogatories, response, review client email. Telephone conference with Harper re documents, review Affidavit of Service, Subpoena Duce Tecum, email re same.	1.60 440.00
09/12/2010	SWS	Prepare chronology. Research. Prepare Opposition Motion to Dismiss Points & Authorities.	2.50 687.50
09/13/2010	SWS	Telephone conference with Harper re Supplemental Production and status. Review client emails, work on Supplemental Production with staff. Telephone conference with Debbie at NAS re documents.	2.00 550.00
09/14/2010	SWS	Check and review Supplemental Production, review emails, telephone conference with Tom re same and status. Review Harpers changes to Answers to Interrogatories. Email Debbie at NAS re documents, deposition and affidavit. REview NAS documents, email NAS re deposition. Meet with client, telephone conference with Tom	4.20 1,155.00
09/15/2010	SWS	Telephone conference with Tom re status and damages, email re letter to Newell re 2nd Motion to Dismiss. Review emails, letter to Newell. Telephone conference with Deb and Reed's office re deposition, prepare deposition, research damages.	2.80 770.00
09/16/2010	SWS	Telephone conference with participants re deposition NAS, telephone conference with Tom and Trudi re deposition scheduling continuance, voice mail to Debbie finalize Discovery Responses, email Debbie re deposition. Prepare for deposition, telephone conference with Newell re Opposition.	3.00 825.00
	SWS	Prepare and attend Deposition NAS, finalize Discovery. Client conference re same.	2.00 550.00
	TDN	Conduct research on westlaw re: computation of damages based on negative credit reporting	0.60 165.00
09/17/2010	SWS	Review emails, telephone conference with Tom re letter re missing tape, review Discovery Responses.	1.60 440.00
09/18/2010	SWS	Research and revise Opposition to Motion to Dismiss.	2.00 550.00
09/20/2010	SWS	Emails to Tom re Opposition and Deposition. Review client emails, revise	

Account No.:

Statement No:

Lytle, Trudi/Allen -vs- Rosemere Estates HOA

		Hours	
	Opposition Motion of Dismissal. Telephone conference with Tom re status, review his revisions to Opposition. Telephone conference with Trudi re status, draft letter to Newell, research.	3.20	880.00
09/21/2010			
SWS	Telephone conference re Opposition Motion to Dismiss. Review client email. Telephone conference with client and Harper re Discover and letter. Prepare Trail Brief. Telephone conference with Tom re telephone conference. Telephone conference with Reed and Harper re status. Telephone conference re scheduling, voice mails to Stone and Reed.	2.80	770.00
09/22/2010			
SWS	Draft Pre-Arbitration Brief. Review client email. telephone conference with Debbie at NSA. Telephone conference with Ton, review Reed's letter. telephone conference with Tom.	3.60	990.00
09/23/2010			
SWS	Prepare and attend telephone conference. Prepare Subpoenas. Telephone conference with Harper re same. Telephone conference with client re same. prepare Subpoenas for Hearing, review emails. Prepare 4th, telephone conference with Tom	4.00	1,100.00
09/24/2010			
SWS	Prepare LeMothe & Zobrist Subpoenas. Review Arbitration Order, emails, telephone conference with Reed re subpoenas, direct staff re service same. Prepare Arbitration Brief. Research same.	6.00	1,650.00
09/25/2010			
SWS	Research and prepare Pre-Arbitration Brief.	3.50	962.50
09/26/2010			
SWS	Research, continue preparation of Brief.	5.00	1,375.00
	For Current Services Rendered	65.30	17,957.50

Expenses

08/26/2010	Photocopy documents 4 copies	1.00
08/26/2010	Postage .44 x 2	0.88
08/27/2010	Photocopy documents 104 copies	26.00
08/27/2010	Postage .44 x 3	1.32
08/27/2010	Photocopy documents 149 copies	37.25
08/27/2010	Photocopy documents CANCEL	
08/31/2010	Postage	0.44
09/01/2010	Travel Expense - Travel to 5495 S Rainbow LV NV	10.00
09/02/2010	Postage 1.22 x 2	2.44
09/08/2010	Process Service - Re: Nevada Association Services, Inc. Document - Subpoena for Deposition Duces Tecum; Notice of Taking Deposition of Person Most Knowledgeable of Nevada Association Services. Service was accepted. Inv#1008223	110.00
09/13/2010	Photocopy documents 4 copies	1.00
09/14/2010	Photocopy documents 69 copies	17.25
09/14/2010	Postage 1.56 x 3	4.68
09/15/2010	Payable to NAS - Witness Fee	26.00
09/16/2010	Photocopy documents 47 copies	11.75

Lytle, Trudi/Allen -vs- Rosemere Estates HOA

3/16/2010	Photocopy documents 41 color copies	40.59
3/16/2010	Photocopy documents 522 copies	130.50
3/17/2010	Postage	2.58
3/17/2010	Photocopy documents 60 copies	15.00
3/17/2010	Postage	1.56
3/20/2010	Photocopy documents 26 copies	6.50
3/21/2010	Postage 1.39 + .44	1.83
3/22/2010	Photocopy documents 109 copies	27.25
3/24/2010	Photocopy documents 80 copies	20.00
	Total Expenses	495.82
	Total Current Work	18,453.32
<u>Payments</u>		
3/09/2010	Received payment check 1160	-6,374.50
	Balance Due	\$18,453.32

Effective November 1st 2010 All Credit Card Payments Will Be Assesed A 2.5% Service Fee.

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LYTLE, TRUDI AND ALLEN

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Statement No:

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

09/16/2010	Photocopy documents 41 color copies	40.59
09/16/2010	Photocopy documents 522 copies	130.50
09/17/2010	Postage	2.58
09/17/2010	Photocopy documents 60 copies	15.00
09/17/2010	Postage	1.56
09/20/2010	Photocopy documents 26 copies	6.50
09/21/2010	Postage 1.39 + .44	1.83
09/22/2010	Photocopy documents 109 copies	27.25
09/24/2010	Photocopy documents 80 copies	20.00
	Total Expenses	495.82
	Total Current Work	18,453.32
	<u>Payments</u>	
09/09/2010	Received payment check 1160	-6,374.50
	Balance Due	<u>\$18,453.32</u>

Effective November 1st 2010 All Credit Card Payments Will Be Assessed A 2.5% Service Fee.

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DEANER, DEANER, SCANN, MALAN & LARSEN
720 SOUTH FOURTH STREET
SUITE #300
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702/382-6911

EIN # 88-0135196

001162

LYTLE, TRUDI AND ALLEN
1600 RIVER BIRCH STREET
LAS VEGAS NV 89117

Account No.:
Statement No:

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Previous Balance

\$18,453.32

Fees

			Hours	
09/27/2010				
	CWD	Research Brief.	2.00	550.00
	SWS	Emails re Brief, research, preparation of brief.	9.00	2,475.00
09/28/2010				
	SWS	Check on service of subpoena. Telephone conference with Harper re status. Revise 4th Supplement. Review emails, revise Brief.	4.50	1,237.50
09/29/2010				
	SWS	Preparation for Hearing. Telephone conference with Harper, voicemail, finalize chrono, review Brief changes and emails.	4.30	1,182.50
09/30/2010				
	SWS	Research Brief. Telephone conference with Harper, client. Prepare for hearing. Telephone conference with Anderson, telephone conference with clients. Telephone conference with Reed review letter and emails. Telephone conference with NAS re continuance. Letter to Zobrists re same.	3.50	962.50
10/01/2010				
	SWS	Telephone conference with Harper re letter on deposition, review same, review process server's bills, review emails, work on Brief.	1.00	275.00
10/04/2010				
	SWS	Review Arbitrator's latest Order. Email to Tom re witness list. Research trial Brief.	0.60	165.00
10/05/2010				
	SWS	Research, revise Brief, emails to Tom re Subpoenas	1.20	330.00
10/06/2010				
	SWS	Telephone conference with Tom re deposition and status. Research, revisions to Brief, instruct staff re same, review Arbitrator's bill, process server's statements re attempts to serve Kearn.	1.00	275.00
10/07/2010				
	SWS	Research Brief, email to Tom	2.50	687.50

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

			Hours	
10/08/2010	SWS	Research, prepare Brief, review Harper's email and brief sections, reply same.	3.80	1,045.00
10/11/2010	SWS	Telephone conference with Tom Harper re status, review correspondence re Discovery.	0.30	82.50
10/12/2010	SWS	Revise addition to Brief. Review Tom's A & B, email re same.	0.60	165.00
10/14/2010	SWS	Review Harper's correspondence re Discovery.	0.10	27.50
10/15/2010	SWS	Review Harper's correspondence re document production. Revise Brief.	0.30	82.50
10/18/2010	SWS	Emails to Harper re Exhibit books. Review Reed correspondence re document production, incorporate lien section into brief, email re same.	0.70	192.50
10/20/2010	SWS	Review Harper correspondence re document production	0.10	27.50
		For Current Services Rendered	35.50	9,762.50
<u>Expenses</u>				
09/24/2010		Witness Fee - Jody Zobrist		26.00
09/24/2010		Witness Fee - Nevada Association Services PMK		26.00
09/24/2010		Witness Fee - Linda Lamothe		26.00
09/24/2010		Witness Fee - Gerry Zobrist		26.00
09/28/2010		Deposition Transcript - Barkley Court Reporters, re: Certificate Nonappearance of PMK		117.00
09/29/2010		Process Service - Serve Gerry Zobrist - Immediate and Personal Service - served Subpoena for Hearing. Inv# 1008807		125.00
09/29/2010		Process Service - Served Jody Zobrist - Second Paper - Subpoena for Hearing. Inv# 1008809		35.00
09/29/2010		Photocopy documents 6 color copies		5.94
09/30/2010		Process Service - Served KIA @ Resident Agent address - PMK of Nevada Association Services. Subpoena for Hearing - Immediate /Same Day Handling. Inv # 1008811		110.00
10/04/2010		Legal Process Service - PMK Rosemere Estate Property Owners Assoc. - Subpoena for Hearing Duces Tecum 2nd paper handling & Affidavit. Service attempts stopped and return of service. Inv 1008812		35.00
10/04/2010		Legal Process Service - Sherman L. Kearl, M.D. - Subpoena for Hearing Duces Tecum Service attempts stopped and return of service. Inv 1008812		170.00
		Total Expenses		701.94
		Total Current Work		10,464.44

Balance Due

\$13,822.91

\$28,917.76

LYTLE, TRUDI AND ALLEN

Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Account No.:
Statement No:

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Effective November 1st 2010 All Credit Card Payments Will Be Assesed A 2.5% Service Fee.

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Account No.:
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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

Fees

			Hours	
10/25/2010				
	SWS	Meet with Trudi re status.	0.30	
	SWS	Telephone conference with Tom re status.	0.20	55.00
10/26/2010				
	SWS	Review email from Harper re division labor	0.10	27.50
11/07/2010				
	SWS	Email to Tom, prepare for hearing, direct staff re subpoenas.	0.40	110.00
10/28/2010				
	SWS	Review Tom's email re subpoena checks, instruct staff re same. Review Harper's emails and letters to witnesses. Review, final hearing brief and revise.	1.70	467.50
10/29/2010				
	SWS	Review Supplemental Response Request for Admissions and document production.	0.20	55.00
11/02/2010				
	SWS	Review correspondence from Reed and supplemental document production.	0.20	55.00
11/03/2010				
	SWS	Emails with Tom re hearing. Telephone conference with Tom re hearing.	0.50	137.50
11/04/2010				
	SWS	Prepare for hearing. Telephone conference with Tom re same, telephone conference with Trudi re status, review Karl deposition. Review Association Witness List and Brief.	2.30	632.50
	SWS	Review Harper email and draft letter to Newell re document production. Reply email re same, emails to Tom re same and Brief. Revise Brief, research same.	1.50	412.50
11/05/2010				
	SWS	Re-check Discovery Order re documents. Telephone conference with Harper re status. Prepare for hearing. Check and revise Exhibits List. Telephone conference with Tom re same, meet with clients and Tom. Prepare for hearing.	4.80	1,320.00

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Lytle, Trudi/Allen -vs- Rosemere Estates HOA

		Hours	
11/06/2010	SWS	Telephone conference with Tom. Research, prepare for hearing.	1.70 467.50
11/07/2010	SWS	Telephone conference with Tom re status. Research damages and issues raised by Brief. Prepare for Hearing.	5.40 1,485.00
11/08/2010	SWS	Attend NRED Arbitration.	8.00 2,200.00
11/09/2010	SWS	Telephone conference with Tom Harper re status	0.20 55.00
11/10/2010	SWS	Prepare Supplemental Affidavit re Fees	0.20 55.00
11/15/2010	SWS	Review emails, telephone conference with Tom Harper re Attorney's Fees Affidavit. Direct staff re same, email to Tom Harper re same.	0.50 137.50
11/17/2010	SWS	Review Rosemere Motion Attorney's Fees, check 16.2, review Tom Harper's email and draft letter, reply to same.	0.40 110.00
11/18/2010	SWS	Review Tom Harper's email re Attorney's Fees Motion. Telephone conference with Trudi re Attorney's Fees Motion. Telephone conference with Tom Harper re same, email re additional language for letter, emails re Decision.	0.70 192.50
11/19/2010	SWS	Brief review Arbitrator's Decision, telephone conference with client and Tom Harper re same. Fully review Decision.	1.00 275.00
11/22/2010	SWS	Review Certificate of Completion.	0.10 27.50
		For Current Services Rendered	30.40 8,277.50

Expenses

11/04/2010	Photocopy documents 333 copies	83.25
11/08/2010	Quivx Invoice 72783; copy 1,316; 224 tabs; 4 3"D Ring Binders	385.87
11/08/2010	Postage	4.80
	Total Expenses	473.92
	Total Current Work	8,751.42
	Balance Due	<u>\$8,751.42</u>

Effective November 1st 2010 All Credit Card Payments Will Be Assesed A 2.5% Service Fee.

EXHIBIT “D”

Allen & Trudi Lytle

Page: 1
04/09/2012
Account No: 2511-056
Statement No: 6611

HOA Case

Fees

		Rate	Hours	
07/01/2011				
RES	Draft/Revise Amended Joint Case Conference Report - revisions to Claims (counterclaims) and revise all projected discovery dates and deadlines by 6 months to accommodate Defendants' Counterclaims. Jury Demand reflected. Discovery Dispute Required. Time for Trial extended to 5 days from 1 day.	150.00	0.60	90.00
RES	Revise / finalize and file Notice of Withdrawal; add declaration that Withdrawal is in good faith and not for dilatory or vexatious purpose.	150.00	0.20	30.00
RES	(1) Receive filed Counterclaim from Court clerk. Finalize for service and serve upon Opposing Counsel and courtesy copy to court. (2) Receive filed Withdrawal of Motion to Dismiss from Court clerk. Finalize for service upon Opposing Counsel and prepare courtesy copy to court. (3) Receive filed Amended Case Conference Report from Clerk. Finalize for service and serve upon Opposing Counsel and courtesy copy to Discovery Commissioner. (4) Confer with paralegal regarding certificates of service and delivery of documents through runner service.	150.00	0.40	60.00
RES	Draft correspondence regarding MSC / settlement efforts.	150.00	0.10	15.00
07/11/2011				
RES	Continue review of discovery to be produced, continue draft/revision of discovery response	150.00	1.30	195.00
07/15/2011				
RES	Continue revision / finalize responses to Plaintiff Harper's first set of ROGS and first set of Requests for Production of Documents.	150.00	3.40	510.00
07/18/2011				
RES	Further revision / finalization of responses to Plaintiff Harper's first set of ROGS and first set of Requests for Production of Documents. Continue review of documents			

HOA Case

		Rate	Hours	
	with EAC to identify responsive documents and bates-stamping for production. Draft / revise Privilege Log.	150.00	0.40	60.00
07/20/2011	RES			
	Draft response to Tom regarding Discovery Responses which were mailed yesterday. Prepared duplicate set for hand-delivery via courier tomorrow. Confer with paralegal to finalize arrangements to deliver to Tom.			
	Draft correspondence to Tom regarding effect of Sellers and In Re-Estate of Miller cases / discussion of settlement.	150.00	1.50	225.00
07/21/2011	RES			
	(1) Receive e-mail from Trudi about sale of rental home. Apparently missed e-mail on Monday. Draft response.			
	(2) Confer with paralegal regarding discovery commissioner's clerk communication rec'd today - our JCCR was filed, but dates revised by Discovery Commissioner slightly.			
	(3) Receive / review correspondence from T. Harper regarding tender to his E&O carrier, and disputing interpretation of Sellers & Miller, etc.	150.00	0.45	67.50
	RES			
	Draft reply to T. Harper, Esq. Confer with paralegal regarding delivery on ROC of discovery. Confer with paralegal regarding Trudi's concerns about supplementation of DISC responses when audio recording found (not an issue - can always supplement, in fact under affirmative duty to seasonably supplement).	150.00	0.45	67.50
07/25/2011	RES			
	Draft / revise Opposition to Harper Motion to Dismiss. Review and analysis of Tom's Motion, points and authorities. Review file documents and compile exhibits in support of Opposition. Draft factual background and revise and extend points & authorities in opposition. Draft counter-motion section for leave to amend counterclaim. [work Thursday 7/21/2011 thru Monday 7/25/2011]. Finalize and prepare for electronic filing.	150.00	5.40	810.00
07/26/2011	RES			
	Finalize with paralegal service via U.S. Mail upon Mr. Harper; Certificate of Service and Prepare Copy for submittal to Chambers	150.00	0.30	45.00
08/09/2011	RES			
	Complete Errata; confer with paralegal regarding filing and service of ERR.	150.00	0.30	45.00
08/10/2011	EC			
	Telephone conference with Marina at Thomas Harper's Office re: rescheduling the Motion to Dismiss hearing due to Mr. Sullivan's Air Force Reserves duty the week of 08/14/11 - 08/20/11. Marina will return call as soon as she			

HOA Case

			Rate	Hours	
		speaks with Mr. Harper.	75.00	0.20	15.00
08/12/2011	RES	Revise / finish initial draft of letter responding to Nicole Guralny	150.00	0.90	135.00
08/13/2011	RES	Revise / final first draft of letter (non-spoliation) to Thomas Harper, Esq.	150.00	0.75	112.50
08/23/2011	RES	Review of Motion to Dismiss / Opposition / Reply, to begin compiling and outlining argument; preparation for meeting with client on Thursday.	150.00	0.50	75.00
08/25/2011	RES	Meeting with client, Trudi Lytle (later, Allen), to review extensive documents in rebuttal to assertions by HARPER of lies by undersigned and Lytles. Confer regarding drafts of correspondence to N. Guralny and T. Harper; approved subject to edits suggested by clients. [discount applied due to delay in ability to meet with clients over preceding 2+ weeks / USAF-ANG duty, etc.; and several interruptions]	150.00	1.50	225.00
	RES	Draft / revise Supplement in Opposition to HARPER Motion to Dismiss Counterclaims. Electronically file and serve on Court and Opposing Counsel [time for e-filing and service not billed][discount applied to time billed]	150.00	1.40	210.00
08/26/2011	RES	Final review of Motn, Opposition, Reply, Supplement in preparation for Oral Argument.	150.00	0.75	112.50
	RES	Appear / Attend oral argument before Judge Alf re: Harper's Motion to Dismiss COounterclaims; Lytle Opposition to the same and Countermotion to Amend Counterclaims; Harper Reply; Lytle Supplement	150.00	1.00	150.00
	RES	(1) Finalize letter to Guralny/Reed. (2) Finalize Letter to Harper regarding discovery. (3) Draft Order from 8/26/11 Hearing	150.00	0.85	127.50
08/27/2011	RES	Review 3 Bankers boxes of files to identify documents to be produced pursuant to Early Case Conference NRCP 16.1 production to Leach Song Johnson & Gruchow. EAC assisting.	150.00	1.40	210.00
09/07/2011	RES	Continue / finalize review of banker's boxes. Compile numerous documents for scan/disclosure to opposing counsel pursuant to NRCP Rule 16.1 (Early Case Conference Disclosure of Documents and Witnesses).	150.00	0.80	120.00

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HOA Case

			Rate	Hours	
09/08/2011	RES	Continue to compile information from Blackstone court website, pleadings, papers, and notes from hearing to draft Order. Draft Order from Motion hearing and prepare for delivery to T. Harper, Esq. for approval as to form / content.	150.00	0.80	120.00
09/13/2011	RES	Revisions to Order, coordinate with Tom Harper for filing with the Court.	150.00	0.25	37.50
09/14/2011	RES	Finalize Counterclaim for e-filing; compare against exhibit-B and prior Claim filed on 6/30; pursuant to 8/26/11 Order by Judge Alf; coordinate with EAC for e-filing. Update service with Ms. Ochoa, E&O carrier counsel.	150.00	0.35	52.50
09/28/2011	RES	Meeting with clients Trudi & Allen re: to compile, review and analyze exhibits in support of Opposition to Rosemere's Motion for Summary Judgment. [4.75 hrs actual – 602p-10.48 – time discounted to 2.00 hrs; EAC provided some assistance as well; time not billed to clients]	150.00	2.00	300.00
10/04/2011	RES	Continue review of documents for Opposition to Motion for Summary Judgment. Continue draft / revision of points and authorities for Opposition to Motion for Summary Judgment.	150.00	4.40	660.00
10/05/2011	RES	Continue analysis of exhibits and documents for Opposition to Motion for Summary Judgment. Continue draft and revision of points and authorities, and continue analysis of Defendant's Motion and exhibits thereto.	150.00	1.30	195.00
10/06/2011	RES	Continue / complete analysis of exhibits and documents for Opposition to Motion for Summary Judgment. Complete draft of Opposition points and authorities, and finalize Exhibits in Support of Opposition. Draft email to clients transmitting draft Opposition and exhibits / request for any further input before filing.	150.00	2.15	322.50
10/10/2011	RES	Revisions to Opposition to MSJ received from client. Further analysis of Complaint (de novo), Arb Brief, Arb Decision & Award, and exhibits, in order to compile information for inclusion in Opposition. Extension and revision of points, authorities, and argument in opposition, additional exhibits in support of damages analysis.			

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		Rate	Hours	
	Finalize for filing and confer with EAC to finalize exhibits and prepare service copy and courtesy copy to Chambers.	150.00	4.35	652.50
10/13/2011	RES Received Substitution of Counsel in A-09-593497-C. Review of Court dockets on Blackstone - confirm / compile 5x dockets to file; confirm current counsel of record is Thomas Harper in order to prepare Substitution of Counsel. Draft Substitution and confer with EAC regarding circulation to client and Harper for coordination.	150.00	0.35	52.50
10/24/2011	RES Continue review of Lytle's draft response to Leach regarding document production. Review of documents in preparation for meeting with Trudi.	150.00	0.60	90.00
10/25/2011	RES Meeting with Trudi [1250L-1950L = 7.00H; interruptions deducted and time discussing other matters not directly relevant to case, or relevant to addition / substitution of counsel were not billed] [In addition, time deducted for review of previous matters or used to determine filing times / troubleshooting of Reversal & Remand from Sup. Court; not billed] Review of / revisions to document production request; confer regarding settlement strategy in Harper matter -- discussion of avoiding compromising claims that aren't yet accrued and/or where actual injury is speculative at this point.	150.00	3.00	450.00
11/02/2011	RES Two telephone calls with opposing counsel regarding Motion to Dismiss. Confer with paralegal EAC regarding her discussion with JEA on rescheduled hearing.	150.00	0.40	60.00
11/11/2011	RES Meeting with Lytles (GFH & RES), re: review of additional documents provided by clients - including inter alia letter from Susan Scann to Dee Newell regarding inequity of late-disclosure of lien. Dee Newell permitted 2hr depo of Kearl. Thus, further bolstering our contention that lien issue was indeed arbitrated below.	150.00	3.10	465.00
11/13/2011	RES Continue review of Briefs - MSJ, OMSJ, RPLY, and outline of oral argument. [0.80]			
	RES Meeting with the Lytles at HPSM office [4.90 hrs]	150.00	5.70	855.00
	RES Further preparation and outline of oral argument for Rosemere's Motion for Summary Judgement hearing.	150.00	2.70	405.00
11/14/2011	RES 0855A-1135A Appear / Attend hearing on Rosemere's			

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		Rate	Hours	
	Motion for Summary Judgment.	150.00	2.60	390.00
11/18/2011	RES Review draft Order by Ryan Reed. Unacceptable. Draft responsive letter to him disputing interpretation of judge's intent.			
	Confer with EAC regarding transcript status (11/14/11 hearing transcript previously ordered).	150.00	0.60	90.00
11/20/2011	RES E-mail to Allen & Trudi regarding unacceptable Order from Ryan Reed. Dispute letter copied via .pdf. Strategy to resolve dispute over judicial intent / draft order. Also update on Tom Harper Discovery.	150.00		
11/22/2011	RES Telephone call with Angela Nakamura-Ochoa regarding settlement of claims / walk-away with Tom Harper.	150.00	0.30	45.00
	RES Continue draft/revision of RSPN to RFA to Tom Harper.	150.00	0.10	15.00
11/23/2011	RES Revise Responses to Admissions; finalize and serve on Plaintiff/Counterdefendants.	150.00	0.70	105.00
12/03/2011	RES Finalize Discovery responses; ROGS / RFPD / and revised Answers to Requests for Admissions.	150.00	0.90	135.00
12/09/2011	RES Receive / review discovery information produced by client. Scrambling to put into proper format for disclosure.	150.00	0.20	30.00
	RES Begin compilation of documents and information for responses to interrogatories and Requests for Production.	150.00	2.30	345.00
12/12/2011	RES Continue draft/revision of Discovery Responses and compilation / preparation of document disclosures. Supplementation of Admission responses. Notice to Mr. Harper regarding anticipated completion.	150.00	1.10	165.00
12/14/2011	RES Meeting with Allen & Trudi to review case status & discuss handling strategy -- will draft Motion for Clarification.	150.00	0.50	75.00
12/15/2011	RES Begin draft/revision of Motion for Clarification.	150.00	1.70	255.00
	GFH Beginning Draft of Discovery Demands to Plaintiff Thomas Harper	150.00	1.60	240.00
12/23/2011	RES Continue draft/revision of Motion for Clarification.	150.00	1.45	217.50

HOA Case

			Rate	Hours	
12/26/2011					
	RES	Finalize draft/revision of Motion for Clarification.	150.00	0.50	75.00
	RES	Three Day Notice of Intent to Take Default - NRED-I.	150.00		
	RES	Additional work on Motion – added section for Reconsideration and for Leave to Amend – just to cover all bases with the Court.	150.00	2.15	322.50
12/28/2011					
	RES	Draft/Revise Petition for Order Shortening Time; Affidavit in Support of OST, and Proposed Order Shortening Time.	150.00	0.70	105.00
01/04/2012					
	RES	Meet with client (Trudi Lytle) for review of discovery and deposition preparation.	150.00		
	RES	Draft / revise responsive correspondence to Correspondence received from Tom Harper over the New Year's break.			
		Receive further correspondence from T. Harper regarding objections to Discovery, and vacating depo of Trudi Lytle			
		Draft responsive Correspondence to Tom and cc to Ms. Ochoa-Nakamura.			
		Draft Verification for 2d set of Responses.			
		Confer / prepare for deposition of witness for 1/5/2012	150.00	2.70	405.00
	RES	Draft/revise Discovery to serve on Tom Harper, Esq., including			
		(1) Requests for Production of Documents			
		(2) Interrogatories			
		(3) Requests for Admissions, including adaptation of Trudi's draft Admissions.			
		(4) Draft /prepare ROC for discovery.	150.00	3.15	472.50
	GFH	Review of file and continued preparation of discovery demands to Plaintiff Thomas Harper, Esq.	150.00	3.70	555.00
01/05/2012					
	RES	Appear / attend Deposition of Home Inspector at Law Office of Thomas D. Harper. 0900-1054am	150.00	1.90	285.00
	RES	Meeting with client Trudi Lytle to discuss case posture and handling strategy (Harper matter and Rosemere-I and Rosemere-II).			
		[no charge]	150.00		
01/10/2012					
	RES	Draft response letter to Mr. Harper regarding supplemental discovery.	150.00	0.20	30.00
	RES	Review of multiple correspondences from T. Harper, Esq.. Prepare / draft supplemental discovery responses to T. Harper / research files to compile responsive documents.	150.00	0.80	120.00
01/11/2012					
	RES	(1) Continue to prepare / draft supplemental discovery responses to T. Harper. [1.15]			
		(2) Research files to compile responsive documents. [2.00]			

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		Rate	Hours	
	(3) Draft responsive correspondence to T. Harper regarding hand-delivery of supplement and regarding authenticity of Wolf-Rifkin document. [0.20]			
EC	(4) Correspondence to Trudi regarding taking one last look for documents responsive to particular RFPD	150.00	4.75	712.50
	Research files to compile responsive documents for First Supplemental Responses to Plaintiff Tom Harper's Second Set of Requests for Production of Documents	75.00	5.10	382.50
01/13/2012				
RES	Conference with EAC regarding T. Harper, Esq. request to inspect records. Agree to facilitate Mr. Harper to review files at HPSM office and/or to review the records at his own office, to be returned within one week.	150.00	0.40	60.00
01/20/2012				
RES	Received Defendant's Opposition - preliminary review	150.00	0.35	52.50
01/22/2012				
RES	Begin draft of Reply to Opposition (out of office due to illness).	150.00	1.50	225.00
01/23/2012				
RES	Some work on draft/revision of Reply Brief. However, due to illness and son Michael's 105.8F to 106.7F fever and illness, could not make much progress.	150.00	2.20	330.00
01/24/2012				
RES	Back from illness and son Michael's 105.8F to 106.7F fever / illness. Continue draft/revision of Reply Brief.	150.00	6.15	922.50
01/25/2012				
RES	Continue draft/revision and finalize Reply Brief; further revisions to draft/proposed Amended Complaint; further review of Arb Decision, Sup Ct. Reversal & Remand, Correspondence with opposing counsel, Nov 14, 2011 hearing transcript, etc.	150.00	4.30	645.00
RES	Begin draft of Opposition to Defendant's Motion to confirm Arbitrator's Decision & Award and for Fees. Analysis of Motion at bar. Research of NRS 38, NRAP 4, NRCP 11, 12, 59 & 60, EDCR 7.60, and research file documents to identify and compile necessary exhibits in Opposition. Extension of Points Authorities and Argument.	150.00	2.20	330.00
01/26/2012				
RES	Continue analysis of Motion at bar, Continue draft of Opposition to Defendant's Motion to confirm Arbitrator's Decision & Award and for Fees. Further research of NRS 38, NRAP 4, NRCP 11, 12, 59 & 60, EDCR 7.60, and research file documents to identify and compile necessary exhibits in Opposition. Extension of Points Authorities and			

HOA Case

		Rate	Hours	
	Argument.	150.00	1.90	285.00
01/27/2012	RES			
	Begin draft/revision of Request for Hearing on E-mail issue. Prepare affidavits for RES and EAC.	150.00	2.85	427.50
01/28/2012	RES			
	Continue draft/revision of Motion for Hearing on E-mail issue. Prepare additional exhibits, and extensive revision and extension of points, authorities and argument.	150.00	1.45	217.50
01/29/2012	RES			
	Meeting with Trudi & Allen to review documents and prepare for hearing before Judge Bare on our Motion for Relief tomorrow morning. 3:00pm-7:54pm]	150.00	1.00	150.00
	RES			
	Continue draft/revision of Motion for Hearing on E-mail issue. Prepare additional exhibits, and extensive revision and extension of points, authorities and argument. Must delay filing and continue later, due to late hour, and need to be especially careful in this pleading to ensure good cause and not heat of passion / anger over deception by opposing counsel.	150.00	3.70	555.00
	RES			
	Preparation for Oral Argument before Judge Bare -- Review MSJ, OPP to MSJ, RPLY; MOTN for Relief, OPP, and RPLY, and MOTN to Confirm and OPP thereto -- to outline and prepare for oral argument.	150.00	1.75	262.50
01/30/2012	RES			
	Final Preparation for Oral Argument before Judge Bare -- Review MSJ, OPP to MSJ, RPLY; MOTN for Relief, OPP, and RPLY, and MOTN to Confirm and OPP thereto -- to outline and prepare for oral argument.	150.00	1.40	210.00
	RES			
	Appear/attend hearing on Plaintiff's Motion for Relief -- presented argument and evidence to establish a record for appeal.	150.00	1.50	225.00
	RES			
	Meeting with clients after hearing to confer regarding hearing, appealable issues, and other related matters.	150.00	0.50	75.00
	RES			
	Respond to correspondence from Opposing Counsel in Harper matter regarding Subpoenas Duces Tecum, invocation of privilege, etc.	150.00	0.50	75.00
	RES			
	Supplemental disclosure in Harper matter.	150.00		
	RES			
	Draft / file supplement to Reply in Support of Motion for Relief.	150.00	0.10	15.00
	RES			
	Meet with Trudi and Allen to review and analyze billing records of Rosemere in order to supplement our opposition to their motion to confirm and for fees.	150.00	2.00	300.00
01/31/2012	RES			
	Begin draft / revision of Supplement to Opposition to D's Motion to Confirm Arb Award and for Fees. [1.4]			
	Draft correspondence to Harper / Nakamura re: deposition			

HOA Case

		Rate	Hours	
	of TDH [0.2] Correspondence to opposing counsel in Rosemere re: disclosure & safe harbor [1.3]	150.00	2.90	435.00
02/05/2012	RES Review Reply Brief / Defense Motion to Strike / prepare outline and points for oral argument tomorrow on Motion to Confirm Arb Award and for Attorney Fees.	150.00	2.00	300.00
02/06/2012	RES (1) NRED-II Matter: Final review of Sean Anderson's Reply Brief and his Motion to Strike / finalize outline of points for oral argument, and tab some exhibits to be used depending on the course of argument. [1.10 hrs] Appear / Attend hearing on Motion to Confirm Arb Award and for Attorney Fees [Judge Bare]. [1.70hrs] [2.80 billable]			
	(2) Meeting with client (Trudi) after hearing until approx. 3pm. [no charge to client for this time; dealing with continuity and future handling of case issues]	150.00	2.80	420.00
02/07/2012	RES Preparation for meeting with Beau / review of documents and transmittal of .pdf docs to Beau. 1130a-1255p Transit time to Beau's office 1255p-115p Attend conference with appellate counsel regarding NRED-II, Beau Sterling, 115p-300p Post-mtg with Trudi, later joined by Allen, to discuss case posture and strategy in Harper matter, NRED-I and NRED-II matters. 300p-800p [8.50hrs -- not charged to clients] Dinner with Trudi & Allen @ Steiners 800p-11p [further case strategy/discussion]	150.00	8.50	
02/08/2012	RES Received correspondence from Mike Lemcool regarding Harper's Motion to Compel. Respond to him regarding Trudi & Allen and my thoughts regarding objection/opposition. Also advise Lemcool regarding anticipated MSJ in NRED-I regarding no sworn stmt under 38.330(5).	150.00	0.40	60.00
02/13/2012	DJM Attended - Travel to & from, and attend Status Check Hearing regarding Lytle v. Rosemere HOA	150.00	1.70	255.00
	DJM Office conference with Trudi Lytle re: to discuss case strategy and upcoming hearings and depositions.	150.00	2.50	375.00
02/14/2012	GFH Attendance at Motion on Order Shortening Time before Discovery Commissioner Bulla (Harper's Motion to Compel			

HOA Case

		Rate	Hours	
	Production of Law Firm files of previous Lytle Attorneys); oral argument of motion	150.00	2.40	360.00
02/20/2012				
GFH	Review of Proposed Discovery Commissioner Report and Recommendations regarding Hearing of February 14, 2012 on Harper's Motion to Compel Production of Subpoenaed Documents and e-mail to clients regarding same	150.00	0.30	45.00
02/21/2012				
GFH	Meeting with Trudi Lytle to review documents and prepare for deposition in Harper v. Lytle case	150.00	2.10	315.00
02/22/2012				
GFH	Appearance for Deposition of Defendant Trudi Lytle at offices of Thomas Harper and Esquire Reporters (including round-trip travel time)	150.00	7.00	1,050.00
02/24/2012				
GFH	Draft of letter to Angela Nakamura, Esq. re: Report and Recommendations	150.00	0.20	30.00
GFH	Meeting with Trudi Lytle to revise new discovery demands	150.00	2.75	412.50
02/28/2012				
GFH		150.00		
GFH	Telephone conference with Angela Nakamura about production of documents requested in Request for Production and possible settlement	150.00	0.20	30.00
GFH	Telephone conference with Thomas Harper, Esq. re: production of documents in response to Request for Production	150.00	0.20	30.00
03/02/2012				
GFH	Meeting with Trudi Lytle re: copying of Rosemere files (No Charge)		1.00	n/c
03/04/2012				
GFH	Telephone conference with client; review of file and preparation of Motion to Compel	150.00	2.60	390.00
03/05/2012				
GFH	Review and revision of Lytle Affidavit in Support of Motion to Compel	150.00	0.30	45.00
GFH	Review of transcript of deposition of Trudi Lytle and preparation of letter advising of time for making corrections to the transcript	150.00	0.20	30.00
GFH	Review of file and preparation of NRCP 16.1 Supplement	150.00	3.60	540.00
	For Current Services Rendered		174.40	24,487.50
	Total Non-billable Hours		1.00	

HOA Case

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
David J. Martin	4.20	\$150.00	\$630.00
Robert E. Sullivan	137.75	140.74	19,387.50
Elizabeth Carrion	5.30	75.00	397.50
George F. Hand	27.15	150.00	4,072.50

Expenses

07/12/2011	Courthouse Parking - Discovery Commissioner Hrg. w/ Hon. Bonnie Bulla	3.00
07/15/2011	Courthouse Parking - Motion Hrg. w/ Hon. Nancy Allif	3.00
08/26/2011	Courthouse Parking - \$10.00 for hearing on Harper's Motion to Dismiss	10.00
11/14/2011	Courthouse Parking fee (\$19.00).	19.00
11/29/2011	Hearing Transcript (ck # 2468)	153.64
12/12/2011	(miscellaneous expense) - Download Order filed 12/09/2011 from Wiznet	12.00
03/22/2012	(miscellaneous expense) - Download 01/30/12 Hrg Transcript from Wiznet	12.00
	Total Expenses	212.64

Advances

07/01/2011	Filing fee - Court e-File fees (\$3.50 x3) for ICCR-Amended, Counterclaim, and Notice of Withdrawal of Motion to Dismiss.	10.50
07/14/2011	Filing fee - e-filing of JCCR	3.50
07/21/2011	Filing fee - e-filing of ROC in Harper case	3.50
07/22/2011	Courier fee - unscheduled pick up of Answers to Rogs, Rspn to RFP & delivered to Thomas Harper, Esq.	40.00
07/26/2011	Filing fee - e-filing of Defendants/Counterclaimants Opposition to Motion to Dismiss	3.50
07/27/2011	Filing fee - e-filing of Certificate of Mailing	3.50
08/09/2011	Filing fee - e-filing of Errata to Opposition to Counterdefendant's Motion to Dismiss	3.50
08/26/2011	Filing fee - e-filing of Defendants Supplement to Opposition to Plaintiff's Motion to Dismiss	3.50
09/15/2011	Courier fee - rush Order to Harper's office to obtain signature	37.00
09/15/2011	Filing fee - e-filing of Defendants Counterclaim and Demand for Jury Trial	3.50
09/19/2011	Courier fee - Order delivered to District Court Dept. 18	7.50
09/30/2011	Filing fee - e-filing of Order from 08/26/11 hearing	3.50
10/04/2011	Filing fee - e-filing Notice of Entry of Order	3.50
10/10/2011	Filing fee - e-filing of Opposition to Motion for Summary Judgment	3.50
10/20/2011	Filing fee - e-filing of Substitution of Attorney	3.50
10/21/2011	Courier fee - runner fee for obtaining signature from Harper on the Substitution of Attorneys	12.00
10/25/2011	Filing fee - e-filing of Notice of Entry of Order	3.50
11/09/2011	Courier fee - Pick up signature page of Stip & Order from 8945 W. Russell Rd., Ste. 330	12.00
11/11/2011	Filing fee - e-filing (Harper Case) Plaintiff's Supplement to Opposition to Defendant's Motion for Summary Judgment	3.50
11/29/2011	Processor fee - runner deliver check to cashier to Dept. 32	15.00
12/27/2011	Filing fee - e-filing Notice of Intent to Take Default	3.50
12/27/2011	Filing fee - e-filing Motion for Relief from Judgment	3.50
12/27/2011	Courier fee - ROC Notice of Intent to Leach Johnson Song	37.00

HOA Case

12/28/2011	Courier fee - ROC Motion to Leach Johnson Song	12.00
12/29/2011	Filing fee - e-filing Receipt of Copy for Three Day Notice of Intent to Take Default	3.50
12/30/2011	Filing fee - e-filing of Receipt of Copy	3.50
01/04/2012	Court fee (\$12.00) for Document from Wiznet needed for Admissions in Harper matter.	12.00
01/04/2012	Courier fee - runner fee for rush delivery of Default to District Court	25.00
01/06/2012	Courier fee - ROC to Angela T. Nakamura Ochoa	12.00
01/10/2012	Filing fee - e-filing Receipt of Copy	3.50
01/11/2012	Courier fee - (rush & zone) ROC to Thomas Harper, Esq.	37.00
01/25/2012	Courier fee re: ROC Reply to Leach Johnson	37.00
01/25/2012	Courier fee - delivery of Reply to Dept 32	15.00
01/25/2012	Filing fee - e-filing Reply in Support of Motion for Clarification	3.50
01/27/2012	Filing fee - e-filing Opposition to Motion to Confirm Arbitrator's Decision and Award	3.50
01/27/2012	Courier fee - ROC Opposition to Leach Johnson	37.00
01/31/2012	Filing fee - e-filing Supplement to Reply in Support of Motion for Relief from Judgment or Order	3.50
01/31/2012	Filing fee - e-filing Supplement to Opposition to Motion to confirm Arbitrator's Decision and Award	3.50
02/09/2012	Filing fee - e-filing Notice of Taking Deposition of Thomas Harper	3.50
02/09/2012	Courier fee - Rush documents delivered to Harper & Nakamura Ochoa	74.00
02/09/2012	Filing fee - e-filing of Receipt of Copy - Depo Note Harper	3.50
02/23/2012	Filing fee - e-filing Amended Notice of Taking the Deposition of Plaintiff Thomas Harper	3.50
03/05/2012	Filing fee - e-filing Notice of Vacating Deposition of Thomas Harper, Esq.	3.50
03/06/2012	Filing fee - e-filing Motion to Compel Production of Documents re: Harper	3.50
03/07/2012	Filing fee - e-filing Certificate of Mailing re: Motion	3.50
03/07/2012	Filing fee - e-filing Motion to Withdraw	3.50
03/14/2012	Filing fee - e-filing Certificate of Mailing - Motion to Withdraw	3.50
03/21/2012	Transcription fees - copy of Hearing Transcript before Judge Bare (ck # 2609)	109.95
	Total Advances	646.95
	Total Current Work	25,347.09
	Previous Balance	\$6,803.69
<u>Payments</u>		
08/26/2011	Payment - Thank you for your prompt payment!	-3,000.00
11/13/2011	Payment - Thank you for your payment!	-5,000.00
01/12/2012	Payment - Thank you	-8,787.00
	Total Payments	-16,787.00
	Amount Due	<u>\$15,363.78</u>

PAYMENT DUE UPON RECEIPT
TIN: 75-2987117

EXHIBIT “E”

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
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TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

March 1, 2012
Invoice No. 214916

Client No: 4389

Current Fees Through 02/29/12		1,322.50
INVOICE TOTAL	\$	1,322.50

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	1,322.50	.00	1,322.50
		1,322.50	.00	1,322.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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File Number
MLG

4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

3/01/12
214916

Page 1

Date	Atty	Professional Services Rendered	Hours
2/20/12	MLG	confer with client	.3
2/21/12	MLG	NO CHARGE: meet with client re status; review and analysis of client documents	1.4
2/23/12	MLG	review client documents; confer with client re representation; prepare fee agreement	.8
2/23/12	REH	review John Allen Lytle file and pleadings; conference with M. Grode re same	1.1
2/29/12	MLG	communications with client re various matters; review client documents; strategy conference with R Haskin	1.6
2/29/12	REH	telephone conference with client re status and obtaining pleadings	.5

Summary of Services		Hours	Effective Rate	Fees
Matthew L. Grode	Partner	2.7	315.00	850.50
		1.4		No Charge
Richard Haskin	Partner	1.6	295.00	472.00
Total		5.7		1,322.50

Total Fees **1,322.50**

INVOICE TOTAL \$ **1,322.50**

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

April 1, 2012
Invoice No. 215295

Client No: 4389

Current Fees Through 03/31/12	6,920.00
Current Disbursements Through 03/31/12	70.15
INVOICE TOTAL	\$ 6,990.15

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	6,920.00	70.15	6,990.15
		6,920.00	70.15	6,990.15

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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(310) 552-3400

File Number
MLG

4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

4/01/12
215295
Page 1

Date	Atty	Professional Services Rendered	Hours
3/01/12	MLG	communications with client; continue review of case files	1.7
3/01/12	REH	review and organize all pleadings; telephone conference with George Hand re substitution and obtaining file; telephone conference with defense counsel re extension to file opposition and continue hearing	1.0
3/05/12	MLG	communications with R Haskin re status	.2
3/05/12	REH	telephone conference with opposing counsel re extension to oppose	.2
3/07/12	MLG	review communications from/to client and additional litigation files provided by same	1.3
3/07/12	REH	telephone conference with opposing counsel re continuing hearing	.1
3/07/12	REH	review and respond to detailed e-mail from client	.2
3/08/12	MLG	review communication to/from client	.1
3/08/12	REH	telephone conference with opposing counsel re extension; draft confirming letter re same; draft substitution of counsel; telephone conference with George Hand re substitution; transmit substitution to clients with memo re extension	1.1
3/08/12	REH	telephone conference with Trudi Lytle re background facts and strategy	1.3
3/09/12	REH	review all pleadings and documents re background and legal posture	4.0
3/12/12	REH	conference with Matt Grode re review of materials and strategy	.4
3/13/12	AH	conduct legal research on timeframe to file notice of appeal and judicial estoppel; e-mail correspondence to R. Haskin regarding same	.6
3/14/12	REH	conference with A. Haze re research on estoppel issue and appeal deadline for order denying relief from judgment; review notice of entry of order and order denying relief from judgment; review research re judicial estoppel	1.0
3/19/12	REH	telephone conference with client re background facts and hearing; letter to opposing counsel requesting extension of hearing	.8
3/20/12	MLG	review communication from client; review additional documents provided by same	.6
3/20/12	REH	meeting with clients re background facts and strategy; review materials provided before and after meeting	3.5
3/20/12	REH	draft points and authorities for ex parte motion to continue hearing on fees	1.0
3/21/12	REH	e-mail to client re status of review of documents	.2
3/21/12	REH	draft affidavit in support of motion to continue hearing; finalize motion to continue hearing	1.0

PAYMENT DUE UPON PRESENTATION.
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File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

4/01/12
215295
Page 2

Date	Atty	Professional Services Rendered	Hours
3/21/12	MAH	NO CHARGE: notarize Affidavit	.3
3/22/12	REH	file ex parte motion	.2
3/22/12	REH	review transcript from January 30, 2012 hearing	.7
3/23/12	MLG	review communication from client	.1
3/23/12	REH	memo to client re strategy for opposing fee motion after review of transcript; review Supreme Court opinion re NRED 1	.8
3/26/12	REH	review signed order continuing hearing; calendar all dates; forward to client; memorandum to Sean Anderson re new opposition date	.3
3/28/12	REH	telephone conference with client re status and Board meetings	1.0

Summary of Services		Hours	Effective Rate	Fees
Airene Haze	Associate	.6	190.00	114.00
Marsha A. Holmes	Paralegal	.3		No Charge
Matthew L. Grode	Partner	4.0	315.00	1,260.00
Richard Haskin	Partner	18.8	295.00	5,546.00
Total		23.7		6,920.00

Total Fees 6,920.00

Description of Disbursements	Amount
Reproduction Costs	.15
On-line Research Charges	40.00
Delivery/runner charge ex parte mtn to cont hrg and mtn for OST dropped	10.00
Delivery/runner charge ex parte mtn to continue hrg and mtn for OST picked up	10.00
Delivery/runner charge ex parte mtn to cont hrg + mtn for order shortening time to cont hrg on mtn for attys fees dropped	10.00
Total Fees	6,920.00
Total Disbursements	70.15

INVOICE TOTAL \$ 6,990.15

Claim No. A-10-6311355-1

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

May 1, 2012
Invoice No. 215639

Client No: 4389

Current Fees Through 04/30/12	8,554.50
Current Disbursements Through 04/30/12	226.50
INVOICE TOTAL	\$ 8,781.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	8,554.50	226.50	8,781.00
		8,554.50	226.50	8,781.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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File Number
MLG 4389-2

**Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association**

5/01/12
215639
Page 1

Date	Atty	Professional Services Rendered	Hours
4/03/12	MLG	strategy conference with R Haskin	.3
4/03/12	REH	meeting with Trudi Lytle re appeal, new slander of title action and FBI investigation	2.0
4/03/12	REH	review documents and prepare outline for opposition to attorney's fee motion	.5
4/04/12	REH	review docket and minute order; e-mail to client re clarification of transcript and minute orders; begin drafting opposition to supplemental brief for fees and costs	2.0
4/05/12	REH	check status of NRED 1 case; draft litigation strategy e-mail to A. Haze; draft status e-mail to client; review and revise substitution and send to client	.7
4/05/12	AH	review e-mail correspondence from R. Haskin re: Lytle v. Rosemere case remanded from Supreme Court; draft substitution of attorney; e-mail correspondence to R. Haskin regarding the same	.3
4/05/12	AH	review docket report on Lytle v. Rosemere case remanded from Supreme Court	.2
4/06/12	REH	further drafting to opposition to motion for fees, costs and damages	1.5
4/07/12	MLG	NO CHARGE: strategy conference with R Haskin; research re allowable costs of collection	.4
4/07/12	REH	further drafting to opposition; calculation of interest, fees, costs; review relevant portions of NRS 116 and Nevada Fair Credit Collection law	2.5
4/09/12	REH	telephone conference with Allen Lytle re fee and damage breakdown; further drafting of opposition brief; conference with M. Grode re same	5.0
4/09/12	AH	telephone conference with R. Haskin re: opposition to attorney's fees; conduct legal research on Westlaw re: unreasonable attorney's fees	.5
4/10/12	REH	further drafting to opposition; draft affidavits of Allen Lytle and Richard Haskin; draft memorandum to client re draft and explanation of arguments	2.0
4/11/12	MLG	review revised opposition brief; strategy conference with R Haskin	.4
4/11/12	REH	review comments from clients to opposition brief; revise same; revise fee analysis spreadsheet; finalize motion and affidavits; prepare same for filing; memorandum to clients re same; meeting with Trudi Lytle	2.0
4/12/12	REH	finalize opposition and affidavits for filing; final review	.5
4/13/12	REH	review and respond to e-mails; check to expedite ordering of February 6, 2012 hearing	.2
4/13/12	REH	review and respond to client e-mail re unconscionability	.2
4/16/12	MLG	NO CHARGE: travel to/from and attend Court hearing; meeting with client	1.1

PAYMENT DUE UPON PRESENTATION.
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GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

5/01/12
215639
Page 2

Date	Atty	Professional Services Rendered	Hours
4/16/12	REH	appear at status check in NRED 1 matter	1.0
4/16/12	REH	telephone conference with opposing counsel re service of opposition; confirm service and memorandum to opposing counsel re same	.2
4/16/12	AH	NO CHARGE: attend status check re: appearance of new counsel Lytle v. Rosemere NRED 1	1.4
4/19/12	MLG	NO CHARGE: review communication to client	.1
4/19/12	REH	review February 6, 2012 hearing transcript; memorandum to clients re same	.7
4/19/12	AH	NO CHARGE: e-mail correspondence with Ellen Fumo (Court reporter to Dept. 32) re: transcript; review transcript received from Dept. 32; e-mail correspondence to R. Haskin re same	.8
4/23/12	REH	review and respond to e-mail from client re reply brief and opposition; review reply brief; analyze legal arguments and review Amended CC&Rs; conference with M. Grode re same	1.0
4/23/12	REH	telephone conference with Trudi Lytle re reply brief and oral argument	1.0
4/24/12	MLG	review communications with clients re status and strategy	.1
4/24/12	REH	review legal analysis and case law re: unconscionability and procedural aspects; notes for oral argument	.5
4/25/12	REH	review and respond to e-mail from Trudi Lytle re CC&R 16.1 and 16.2 arguments	.5
4/27/12	MLG	NO CHARGE: strategy conference with R Haskin	.3
4/27/12	REH	meeting with A. Haze re NRED litigation strategy	.5
4/27/12	REH	prepare for and attend hearing on attorney fee motion	3.0
4/27/12	AH	NO CHARGE: conference with R. Haskin re: case details and JCCR on NRED 1	.2
4/27/12	AH	NO CHARGE: attend hearing on motion for fees, costs, and interests	2.3

Summary of Services		Hours	Effective Rate	Fees
Airene Haze	Associate	1.0	190.00	190.00
		4.7		No Charge
Matthew L. Grode	Partner	.8	315.00	252.00
		1.9		No Charge
Richard Haskin	Partner	27.5	295.00	8,112.50
	Total	35.9		8,554.50

Total Fees

8,554.50

PAYMENT DUE UPON PRESENTATION.
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GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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(310) 552-3400

File **4389-2**
Number
MLG

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

5/01/12
215639
Page **3**

Description of Disbursements	Amount
Reproduction Costs	38.25
Shipping Costs	5.75
Reporter's Transcript Clark County Treasurer	147.00
E-filing City National Bank Credit Card Processing Center sub of counsel	3.50
E-filing REH amex 4/5	12.00
Delivery/runner charge atty's fees, costs and damages; req for judicial	10.00
Delivery/runner charge transcript pymt	10.00

Total Fees	8,554.50
Total Disbursements	226.50

INVOICE TOTAL	\$ 8,781.00
----------------------	--------------------

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
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GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

June 1, 2012
Invoice No. 216105

Client No: 4389

Current Fees Through 05/31/12	2,611.00
Current Disbursements Through 05/31/12	290.57
INVOICE TOTAL	\$ 2,901.57

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	2,611.00	290.57	2,901.57
		2,611.00	290.57	2,901.57

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

6/01/12
216105-001
Page 1

Date	Atty	Professional Services Rendered	Hours
5/03/12	REH	research Rule 52 request for findings of fact and conclusions of law; draft same	.5
5/04/12	MLG	review supplemental brief re attorney's fees and costs	.4
5/08/12	REH	review proposed order re damages and attorney's fees; send e-mail to opposing counsel re objections; conference with A. Haze re drafting objections and new proposed order; review second draft of proposed order	.8
5/09/12	MLG	strategy conference with R. Haskin; review communication from client	.2
5/09/12	REH	review supplemental brief for attorneys' fees incurred since February 27, 2012; e-mail to clients re same; conference with A. Haze re opposition; review Court's minute order awarding fees; e-mails to Sean Anderson re objection to Order; draft further revisions to proposed Order; telephone conference with client re same and status of all matters	2.0
5/09/12	AH	multiple e-mail correspondence with Sean Anderson re: proposed order on fees, costs, and interest	.2
5/10/12	REH	telephone conference with M. Grode re 116.3102; memorandum to client re same	.5
5/10/12	REH	NO CHARGE: conference with A. Haze re objection to order	.2
5/10/12	AH	draft objections to Rosemere's proposed order for attorney's fees and damages; telephone conference with R. Haskin re same (NO CHARGE); prepare exhibits to objection to proposed order	.6
5/10/12	AH	draft legal arguments for opposition to Rosemere's supplemental briefing for fees and costs	1.0
5/11/12	MLG	legal research re amendment of documents to create association	.4
5/11/12	MLG	review communication from client; strategy conference with R Haskin	.1
5/11/12	REH	review and revise opposition to supplemental fee motion	.3
5/14/12	AH	telephone conference with Trudi Lytle re: opposition to fees and costs	.5
5/16/12	AH	draft legal arguments and factual analysis re: motion to stay enforcement of judgment and request to post cash deposit in lieu of bond	2.0
5/16/12	AH	NO CHARGE: review order filed by defendants re: February 6, 2012 hearing; e-mail correspondence to R. Haskin re same	.3
5/17/12	AH	e-mail correspondence to Allen and Trudi Lytle re order denying defendant's application to confirm arbitration award	.2
5/18/12	AH	e-mail correspondence to Trudi and Allen Lytle re: order on fees and costs	.1
5/23/12	REH	review and respond to client e-mail re status of various matters	.2

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

6/01/12
216105-001
Page 2

Date	Atty	Professional Services Rendered	Hours
5/24/12	REH	conference with A. Haze re appeal and posting cash bond	.2
5/25/12	MLG	review advisory opinion and communication from client	.2

Summary of Services	Hours	Effective Rate	Fees
Airene Haze Associate	4.6	190.00	874.00
	.3		No Charge
Matthew L. Grode Partner	1.3	315.00	409.50
Richard Haskin Partner	4.5	295.00	1,327.50
	.2		No Charge
Total	10.9		2,611.00

Total Fees 2,611.00

Description of Disbursements	Amount
Reproduction Costs	11.55
Shipping Costs	2.90
E-filing REH amex	3.50
E-filing City National Bank Credit Card Processing Center Opposition to Sup Briefing	3.50
E-filing City National Bank Credit Card Processing Center Request for Judicial Notice	3.50
E-filing City National Bank Credit Card Processing Center Certificate of Service	3.50
On-line Research Charges	216.12
Parking	16.00
Delivery/runner charge drop cc of req for written findings for dept. 32	10.00
Delivery/runner charge drop order awarding attorney's fees for dept. 32	10.00
Delivery/runner charge drop cc of opp to supp briefing for dept. 32	10.00
Total Fees	2,611.00
Total Disbursements	290.57

INVOICE TOTAL \$ 2,901.57

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
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TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

July 1, 2012
Invoice No. 216414

Client No: 4389

Current Fees Through 06/30/12		88.50
Current Disbursements Through 06/30/12		195.99
INVOICE TOTAL	\$	284.49

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	88.50	195.99	284.49
		88.50	195.99	284.49

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

7/01/12
216414-001
Page 1

Date	Atty	Professional Services Rendered	Hours
6/06/12	AH	NO CHARGE: conference with R. Haskin re: order awarding fees and costs; e-mail correspondence and telephone conference with Beau Sterling regarding the same; telephone conference with Sean Anderson re: stipulation to post cash bond	.6
6/06/12	AH	NO CHARGE: multiple e-mail correspondence with Trudi Lytle re: order for fees and costs and posting a cash bond	.3
6/07/12	AH	NO CHARGE: draft legal arguments for a motion to post a cash deposit and stay proceedings on order shortening time	1.0
6/08/12	AH	NO CHARGE: telephone conference with Trudi Lytle re: cash deposit and case strategy	.5
6/12/12	AH	NO CHARGE: review and revise motion to stay; e-mail correspondence with R. Haskin regarding the same; conference with L. Compton re: motion to stay proceedings and request to post a cash deposit	.7
6/13/12	REH	NO CHARGE: conference with A. Haze re filing motion to post cash bond; review and revise motion	.3
6/20/12	REH	telephone conference with Beau Sterling re status and appeal; memo to client re same	.3
6/20/12	AH	NO CHARGE: conference with Michele Korban re: filing motion to stay and request to post cash deposit	.3

Summary of Services		Hours	Effective Rate	Fees
Airene Haze	Associate	3.4		No Charge
Richard Haskin	Partner	.3		No Charge
		.3	295.00	88.50
	Total	4.0		88.50

Total Fees 88.50

Description of Disbursements	Amount
Reproduction Costs	24.30
Shipping Costs	2.50
Federal Express	9.95
Reporter's Transcript Clark County Treasurer	30.00
Reporter's Transcript Karr Reporting	84.24
E-filing Request for written findings of fact and conclusions of law 5/4	10.50
E-filing City National Bank Credit Card Processing Center Request for written findings of fact and conclusions of law	3.50
E-filing City National Bank Credit Card Processing Center Objections to proposed order awarding atty fees	3.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

7/01/12
216414-001
Page 2

Description of Disbursements	Amount
E-filing City National Bank Credit Card Processing Center Opposition to supp briefing in support of award of att fees	3.50
E-filing City National Bank Credit Card Processing Center Order denying defendant's app	12.00
E-filing City National Bank Credit Card Processing Center order	12.00
Total Fees	88.50
Total Disbursements	195.99

INVOICE TOTAL

\$ 284.49

Claim No.

A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.

PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

August 1, 2012
Invoice No. 216755

Client No: 4389

Current Fees Through 07/31/12	731.50
Current Disbursements Through 07/31/12	104.25
INVOICE TOTAL	\$ 835.75

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	731.50	104.25	835.75
		731.50	104.25	835.75

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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1880 CENTURY PARK EAST
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TELEPHONE
(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

8/01/12
216755-002
Page 1

Date	Atty	Professional Services Rendered	Hours
7/12/12	MLG	strategy re case management	.3
7/12/12	AH	telephone conference with Sean Anderson re cash deposit to stay proceeding; review e-mail correspondence from Sean Anderson re accrued interest on judgment; e-mail correspondence to R. Haskin re same	.2
7/17/12	AH	review minute order from Department 32 re decision on motion to stay proceedings and request to post cash deposit; e-mail correspondence to Trudi and Allen Lytles re same; draft order granting motion to stay proceedings	1.0
7/18/12	AH	e-mail correspondence with Beau Sterling re order granting motion to stay	.1
7/19/12	REH	telephone conference with client re bond and order staying and issuing bond and findings of fact and wording of order	.8
7/27/12	AH	telephone conference with Beau Sterling re order granting motion to stay; review and revise order	.3
7/31/12	REH	review Sterling changes to proposed order; telephone conference with Beau Sterling re same	.2
7/31/12	AH	review e-mail correspondence with Beau Sterling re revisions to order granting stay of proceedings; review and revise the same	.2

Summary of Services	Hours	Effective Rate	Fees
Airene Haze Associate	1.8	190.00	342.00
Matthew L. Grode Partner	.3	315.00	94.50
Richard Haskin Partner	1.0	295.00	295.00
Total	3.1		731.50

Total Fees 731.50

Description of Disbursements	Amount
Reproduction Costs	104.25
Total Fees	731.50
Total Disbursements	104.25

INVOICE TOTAL \$ 835.75

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

September 1, 2012
Invoice No. 217164

Client No: 4389

Current Fees Through 08/31/12	1,833.50
Current Disbursements Through 08/31/12	240.26
INVOICE TOTAL	\$ 2,073.76

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	1,833.50	240.26	2,073.76
		1,833.50	240.26	2,073.76

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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1880 CENTURY PARK EAST
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LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

9/01/12
217164-002
Page 1

Date	Atty	Professional Services Rendered	Hours
8/01/12	AH	telephone conference with Beau Sterling re proposed order granting supplemental fees and costs	.2
8/02/12	REH	review proposed order awarding supplemental fees; e-mail to opposing counsel inquiring as to basis of same	.2
8/02/12	AH	review e-mail correspondence from Sean Anderson re order granting supplemental fees; e-mail correspondence from R. Haskin re same	.3
8/02/12	AH	review and revise proposed order from Sean Anderson re supplemental fees and costs; e-mail correspondence with R. Haskin re same	.6
8/03/12	REH	review Court minute order re supplemental fees	.1
8/03/12	AH	telephone conference with Trudi Lytle re order on supplemental fees and costs	.9
8/03/12	AH	telephone conference with Beau Sterling re proposed order for supplemental fees and costs	.1
8/03/12	AH	multiple e-mail correspondence with Sean Anderson re revisions to order granting motion to stay proceedings and revisions to proposed order granting supplemental fees and costs	.3
8/07/12	AH	conduct research on judgment, post-judgment order, and supplemental rulings; draft notice of objection	1.5
8/08/12	AH	review and revise notice of objection to proposed order for supplemental fees and costs	.5
8/09/12	REH	review and revise objections to supplemental award of attorney's fees	.2
8/13/12	AH	telephone conference with Trudi Lytle re order on supplemental fees and costs and objections thereto	.8
8/14/12	AH	review order granting supplemental fees and costs; e-mail correspondence with Trudi Lytle and Beau Sterling re same	.2
8/16/12	REH	review and respond to e-mail from client re motion for reconsideration of supplemental order on attorney's fees	.2
8/17/12	REH	telephone conference with client re motion to expunge lien	.2
8/27/12	REH	review and revise motion to correct judgment; e-mail to client re review of same	.5
8/29/12	REH	review and reply to client e-mail re motion to release bond; conference with A. Haze re same	.5
8/29/12	AH	legal research re release of lien and posting of surety bond	1.0
8/29/12	AH	draft memorandum correspondence to Trudi Lytle re motion to release lien on property	.3
Summary of Services			
			Hours
			Effective Rate
			Fees

PAYMENT DUE UPON PRESENTATION.
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File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

9/01/12
217164-002
Page 2

Summary of Services	Hours	Rate	Fees
Airene Haze Associate	6.7	190.00	1,273.00
Richard Haskin Partner	1.9	295.00	560.50
Total	8.6		1,833.50

Total Fees 1,833.50

Description of Disbursements	Amount
Reproduction Costs	6.30
Shipping Costs	10.95
E-filing City National Bank Credit Card Processing Center motion to stay	3.50
On-line Research Charges	215.01
Fax Charges	4.50

Total Fees 1,833.50
Total Disbursements 240.26

INVOICE TOTAL \$ 2,073.76

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
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GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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1880 CENTURY PARK EAST
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LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

October 1, 2012
Invoice No. 217520

Client No: 4389

Current Fees Through 09/30/12	2,755.00
Current Disbursements Through 09/30/12	14.00
INVOICE TOTAL	\$ 2,769.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	2,755.00	14.00	2,769.00
		2,755.00	14.00	2,769.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
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(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

10/01/12
217520-002
Page 1

Date	Atty	Professional Services Rendered	Hours
8/15/12	AH	review e-mail correspondence from Trudi Lytle re: supplemental fees and costs; draft legal arguments and procedural history for motion to amend, or in the alternative motion for reconsideration on supplemental fees and costs	2.0
9/04/12	AH	conduct research on Clark County Assessor's site re liens on Lytle's property; draft correspondence to Clark County Assessor to obtain copies of the same	1.0
9/04/12	AH	review underlying arbitration pleadings and brief; draft legal and factual argument re motion to expunge recorded lien and judgment	1.5
9/12/12	AH	conduct legal research on pleadings, recorded liens, and posted security bond for filing of motion to expunge assessment lien; e-mail correspondence with R. Haskin regarding the same	.4
9/15/12	AH	draft facts and legal arguments re motion to expunge assessment lien pursuant to NRS 17.150	1.2
9/17/12	AH	review NRED 1 documents for disclosure; draft 16.1 disclosure of documents and witnesses	2.5
9/17/12	AH	conference with Trudi Lytle re NRED 2 documents and disclosures	1.8
9/21/12	AH	review Rosemere's opposition to motion for reconsideration	.3
9/21/12	AH	conduct legal research on jurisdiction of the Nevada Supreme Court re perfected appeal; Huneycutt procedure to remand an order from Nevada Supreme Court to District Court on orders wherein Supreme Court is divested of jurisdiction for reply to opposition to motion for reconsideration	2.0
9/21/12	AH	draft legal arguments in support of reply to opposition to motion for reconsideration	1.8

Summary of Services	Hours	Effective Rate	Fees
Airene Haze	Associate	14.5	190.00
Total	14.5		2,755.00

Total Fees 2,755.00

Description of Disbursements	Amount
E-filing City National Bank Credit Card Processing Center objections to supplemental attorney's fees	3.50
E-filing City National Bank Credit Card Processing Center order granting motion to stay proceedings	3.50
E-filing City National Bank Credit Card Processing Center NEO staying proceedings	3.50
E-filing City National Bank Credit Card Processing Center motion to correct, alter and amend	3.50
Total Fees	2,755.00
Total Disbursements	14.00

INVOICE TOTAL \$ 2,769.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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54-09677841880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067TELEPHONE
(310) 552-3400File 4389-2
Number
MLGLytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association10/01/12
217520-002
Page 2

Description of Disbursements		Amount
Claim No.	A-10-6311355-1	

PAYMENT DUE UPON PRESENTATION.
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GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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1880 CENTURY PARK EAST
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TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

November 1, 2012
Invoice No. 217719

Client No: 4389

Current Fees Through 10/31/12	1,204.00
Current Disbursements Through 10/31/12	87.00
INVOICE TOTAL	\$ 1,291.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	1,204.00	87.00	1,291.00
		1,204.00	87.00	1,291.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

11/01/12
217719-002
Page 1

Date	Atty	Professional Services Rendered	Hours
10/01/12	REH	review and revise reply brief to motion for reconsideration	.3
10/02/12	MLG	review and comment upon opposition to motion; legal research re use restrictions	.8
10/03/12	MLG	addition research	.4
10/08/12	REH	attend hearing on motion for reconsideration	2.5

Summary of Services		Hours	Effective Rate	Fees
Matthew L. Grode	Partner	1.2	315.00	378.00
Richard Haskin	Partner	2.8	295.00	826.00
Total		4.0		1,204.00

Total Fees 1,204.00

Description of Disbursements	Amount
Service of Process Constable, Las Vegas Las Vegas Township subpoena: Zubrist	29.00
Service of Process Constable, Las Vegas Las Vegas Township subpoena: Sherman L. Kearl	29.00
Service of Process Constable, Las Vegas Las Vegas Township subpoena: Linda Lamothe	29.00

Total Fees 1,204.00
Total Disbursements 87.00

INVOICE TOTAL \$ 1,291.00

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
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1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

December 1, 2012
Invoice No. 218111

Client No: 4389

Current Fees Through 11/30/12	3,015.00
Current Disbursements Through 11/30/12	407.25
INVOICE TOTAL	\$ 3,422.25

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	3,015.00	407.25	3,422.25
		3,015.00	407.25	3,422.25

PAYMENT DUE UPON PRESENTATION.
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LOS ANGELES, CA 90067

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(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

12/01/12
218111-001
Page 1

Date	Atty	Professional Services Rendered	Hours
11/02/12	REH	meeting with clients	3.2
11/05/12	REH	attend hearing on motion for leave to file amended complaint; prepare for same in advance	2.0
11/14/12	REH	review and revise proposed order denying motion to alter judgment; transmit revisions to Beau Sterling	.2
11/21/12	REH	telephone conference with Trudi Lytle re December 4 Board meeting and letter re agenda	1.0
11/25/12	REH	prepare for Linda Lamothe deposition; draft deposition outline	1.5
11/26/12	REH	prepare for and take Lamothe deposition; meeting with client following	2.0
11/28/12	MLG	communications with R Haskin; review communications with the Association's counsel	.3

Summary of Services		Hours	Effective Rate	Fees
Matthew L. Grode	Partner	.3	315.00	94.50
Richard Haskin	Partner	9.9	295.00	2,920.50
Total		10.2		3,015.00

Total Fees 3,015.00

Description of Disbursements	Amount
Reproduction Costs	11.40
Shipping Costs	44.85
Service of Process Nationwide Legal Nevada, LLC small claims complaint - 1901 Rosemere Court - 7 attempts	150.00
Service of Process Nationwide Legal Nevada, LLC subpoena - Santoro Driggs Walch Kearney Holley - nw 11/15	50.00
E-filing City National Bank Credit Card Processing Center certificate of service	3.50
E-filing City National Bank Credit Card Processing Center affidavit of Richard Haskin in support of reply to opposition	3.50
E-filing City National Bank Credit Card Processing Center reply to opposition	3.50
Fax Charges	.50
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC court run - 3 subpoenas - LV Constable's Office - nw 10/31	20.00
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC deliver amended deposition - LA Constable's Office - nw 10/31	20.00
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC deliver order - Leach Johnson Song & Gruchow - nw 10/31	20.00
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC deliver order - Clark County DC - nw 11/15	20.00
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC deliver subpoena - Las Vegas Constable's Office - nw 11/15	20.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW
LOCHER TURNER SENET & WITTBRODT LLP

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LOS ANGELES, CA 90067

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(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

12/01/12
218111-001
Page 2

Description of Disbursements	Amount
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC deliver order granting motion - Clark County DC - nw 8/15	20.00
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC deliver objection - Clark County DC - nw 8/15	20.00
Total Fees	3,015.00
Total Disbursements	407.25
INVOICE TOTAL	\$ 3,422.25

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

January 1, 2013
Invoice No. 218408

Client No: 4389

Current Fees Through 12/31/12	59.00
Current Disbursements Through 12/31/12	32.50
INVOICE TOTAL	\$ 91.50

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	59.00	32.50	91.50
		59.00	32.50	91.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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54-0967784

1880 CENTURY PARK EAST
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LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG

4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

1/01/13
218408-002
Page 1

Date	Atty	Professional Services Rendered	Hours
12/04/12	REH	review and respond to e-mail from Hastings with proposed order and my revisions	.2

Summary of Services	Hours	Effective Rate	Fees
Richard Haskin	Partner		
		.2	295.00
Total		.2	59.00

Total Fees 59.00

Description of Disbursements	Amount
Reproduction Costs	9.00
E-filing City National Bank Credit Card Processing Center notice of entry of order	3.50
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC deliver order - Clark County DC - nw 11/30	20.00
Total Fees	59.00
Total Disbursements	32.50

INVOICE TOTAL \$ 91.50

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

February 1, 2013
Invoice No. 218912

Client No: 4389

INVOICE TOTAL \$.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	.00	.00	.00
		.00	.00	.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG

4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

2/01/13
218912-001
Page 1

Date	Atty	Professional Services Rendered	Hours
1/28/13	MLG	NO CHARGE: meet with client	.3

Summary of Services		Hours	Effective Rate	Fees
Matthew L. Grode	Partner	.3		No Charge
Total		.3		No Charge

INVOICE TOTAL

\$.00

Claim No.

A-10-6311355-1

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GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

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TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

March 1, 2013
Invoice No. 219167

Client No: 4389

Current Fees Through 02/28/13	579.50	
INVOICE TOTAL	\$	579.50

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	579.50	.00	579.50
		579.50	.00	579.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG

4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

3/01/13
219167-002
Page 1

Date	Atty	Professional Services Rendered	Hours
2/11/13	REH	meeting with Trudi Lytle re motion for reconsideration and new evidence	1.5
2/21/13	REH	telephone conference with Beau Sterling re for Rule 60 motion; review notices	.4

Summary of Services		Hours	Effective Rate	Fees
Richard Haskin	Partner	1.9	305.00	579.50
Total		1.9		579.50

Total Fees **579.50**

INVOICE TOTAL **\$ 579.50**

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

May 1, 2013
Invoice No. 219731

Client No: 4389

Current Fees Through 04/30/13		189.00
INVOICE TOTAL	\$	189.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	189.00	.00	189.00
		189.00	.00	189.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

5/01/13
219731-001
Page 1

Date	Atty	Professional Services Rendered	Hours
4/01/13	MLG	strategy conference with R Haskin	.3
4/08/13	MLG	strategy conference with R Haskin	.3

Summary of Services		Hours	Effective Rate	Fees
Matthew L. Grode	Partner	.6	315.00	189.00
Total		.6		189.00

Total Fees 189.00
INVOICE TOTAL \$ 189.00

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

June 1, 2013
Invoice No. 220264

Client No: 4389

Current Fees Through 05/31/13		976.00
INVOICE TOTAL	\$	976.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	976.00	.00	976.00
		976.00	.00	976.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

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(310) 552-3400

File **4389-2**
Number
MLG

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

6/01/13
220264-002
Page **1**

Date	Atty	Professional Services Rendered	Hours
5/23/13	REH	review file for preparation for meeting with Beau Sterling	1.5
5/23/13	REH	telephone conference with Beau Sterling re status and strategy; review motion to stay filed in appeal	.7
5/24/13	REH	telephone conference with Trudi Lytle re Rule 60 motion and status of appeal	1.0

Summary of Services		Hours	Effective Rate	Fees
Richard Haskin	Partner	3.2	305.00	976.00
Total		3.2		976.00

Total Fees **976.00**

INVOICE TOTAL **\$ 976.00**

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

July 1, 2013
Invoice No. 220608

Client No: 4389

Current Fees Through 06/30/13		981.00
INVOICE TOTAL	\$	981.00

Matter Summary	Fees	Disbursements	Total Billed
4389-2 Rosemere Estates Property Owners Association	981.00	.00	981.00
	981.00	.00	981.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

7/01/13
220608-001
Page 1

Date	Atty	Professional Services Rendered	Hours
6/04/13	REH	telephone conference with Trudi Lytle re status of appeal and brief	1.0
6/05/13	REH	draft insert for reply re appeal motion to stay	1.5
6/07/13	REH	review reply to opposition re motion to stay appeal	.2
6/27/13	MLG	strategy conference with Haskin re attorney's fees motion, findings of fact, etc.; review court order	.5

Summary of Services		Hours	Effective Rate	Fees
Matthew L. Grode	Partner	.5	315.00	157.50
Richard Haskin	Partner	2.7	305.00	823.50
Total		3.2		981.00

Total Fees	981.00
INVOICE TOTAL	\$ 981.00

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

August 1, 2013
Invoice No. 220821

Client No: 4389

Current Fees Through 07/31/13	152.50
Current Disbursements Through 07/31/13	17.82
INVOICE TOTAL	\$ 170.32

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	152.50	17.82	170.32
		152.50	17.82	170.32

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

8/01/13
220821-001
Page 1

Date	Atty	Professional Services Rendered	Hours
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7/26/13	REH	telephone conference with Trudi Lytle re status of appeal	.5
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Summary of Services		Hours	Effective Rate	Fees
Richard Haskin	Partner	.5	305.00	152.50
Total		.5		152.50

Total Fees 152.50

Description of Disbursements	Amount
Shipping Costs	1.32
Reporter's Transcript City National Bank Credit Card Processing Center 6/10 hearing	16.50
Total Fees	152.50
Total Disbursements	17.82

INVOICE TOTAL \$ 170.32

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

September 1, 2013
Invoice No. 221276

Client No: 4389

Current Fees Through 08/31/13	61.00	
INVOICE TOTAL	\$	61.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	61.00	.00	61.00
		61.00	.00	61.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG

4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

9/01/13
221276-001
Page 1

Date	Atty	Professional Services Rendered	Hours
8/28/13	REH	review Sterling's appeal brief on issue of timing of appeal	.2

Summary of Services		Hours	Effective Rate	Fees
Richard Haskin	Partner	.2	305.00	61.00
Total		.2		61.00

Total Fees	61.00
INVOICE TOTAL	\$ 61.00

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

October 1, 2013
Invoice No. 221587

Client No: 4389

Current Fees Through 09/30/13	186.00
Current Disbursements Through 09/30/13	17.50
INVOICE TOTAL	\$ 203.50

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	186.00	17.50	203.50
		186.00	17.50	203.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
MLG 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

10/01/13
221587-001
Page 1

Date	Atty	Professional Services Rendered	Hours
9/18/13	MLG	strategy conference with R Haskin	.3
9/20/13	REH	review reply brief re costs	.3

Summary of Services	Hours	Effective Rate	Fees
Matthew L. Grode	Partner .3	315.00	94.50
Richard Haskin	Partner .3	305.00	91.50
Total	.6		186.00

Total Fees 186.00

Description of Disbursements	Amount
E-filing City National Bank Credit Card Processing Center motion for an order	3.50
E-filing City National Bank Credit Card Processing Center opposition to motion	3.50
E-filing City National Bank Credit Card Processing Center request for judicial notice in support of motion for an order	3.50
E-filing City National Bank Credit Card Processing Center request for judicial notice in support of opposition to motion	3.50
E-filing City National Bank Credit Card Processing Center notice of hearing	3.50

Total Fees 186.00
Total Disbursements 17.50

INVOICE TOTAL \$ 203.50

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

February 1, 2014
Invoice No. 222930

Client No: 4389

Current Fees Through 01/31/14	315.00	
INVOICE TOTAL	\$	315.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	315.00	.00	315.00
		315.00	.00	315.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
4389-2
REH

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

2/01/14
222930-001
Page 1

Date	Atty	Professional Services Rendered	Hours
1/28/14	REH	review and revise appeal brief	1.0

Summary of Services		Hours	Effective Rate	Fees
Richard Haskin	Partner	1.0	315.00	315.00
Total		1.0		315.00

Total Fees 315.00
INVOICE TOTAL \$ 315.00

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

March 1, 2014
Invoice No. 223269

Client No: 4389

Current Fees Through 02/28/14	126.00
Current Disbursements Through 02/28/14	60.00
INVOICE TOTAL	\$ 186.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	126.00	60.00	186.00
		126.00	60.00	186.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
REH 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

3/01/14
223269-001
Page 1

Date	Atty	Professional Services Rendered	Hours
2/05/14	REH	review email re Zobrist lien documents and memo from client to Beau Sterling	.2
2/10/14	REH	review opposition to motion to consolidate	.2

Summary of Services	Hours	Effective Rate	Fees
Richard Haskin Partner	.4	315.00	126.00
Total	.4		126.00

Total Fees 126.00

Description of Disbursements	Amount
Court Reporter's Fees City National Bank Credit Card Processing Center 2 hrs recording fee	60.00
Total Fees	126.00
Total Disbursements	60.00

INVOICE TOTAL \$ 186.00

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

May 1, 2014
Invoice No. 223815

Client No: 4389

Current Fees Through 04/30/14		598.50
INVOICE TOTAL	\$	598.50

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	598.50	.00	598.50
		598.50	.00	598.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
4389-2
REH

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

5/01/14
223815-001
Page 1

Date	Atty	Professional Services Rendered	Hours
4/03/14	REH	telephone conference with Beau Sterling re Rule 60 motion; review and revise same	1.2
4/07/14	REH	telephone conference with Trudi re motions and briefing	.2
4/22/14	REH	review Rosemere motion to extend time for briefing	.1
4/25/14	REH	telephone conference with client re opposition to Rule 60(b) Motion	.4

Summary of Services	Hours	Effective Rate	Fees
Richard Haskin Partner	1.9	315.00	598.50
Total	1.9		598.50

Total Fees 598.50

INVOICE TOTAL \$ 598.50

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

June 1, 2014
Invoice No. 224261

Client No: 4389

Current Fees Through 05/31/14		157.50
INVOICE TOTAL	\$	157.50

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	157.50	.00	157.50
		157.50	.00	157.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
4389-2
REH

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

6/01/14
224261-001
Page 1

Date	Atty	Professional Services Rendered	Hours
5/02/14	REH	telephone conference with Beau Sterling re reply to Rule 60b motion; telephone conference with Trudi re same	.5

Summary of Services	Hours	Effective Rate	Fees
Richard Haskin	Partner	.5	315.00
	Total	.5	157.50

Total Fees **157.50**

INVOICE TOTAL **\$ 157.50**

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

July 1, 2014
Invoice No. 224512

Client No: 4389

Current Fees Through 06/30/14		570.00
INVOICE TOTAL	\$	570.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	570.00	.00	570.00
		570.00	.00	570.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
REH 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

7/01/14
224512-001
Page 1

Date	Atty	Professional Services Rendered	Hours
6/19/14	MLG	strategy conference with R Haskin	.3
6/24/14	REH	attend Rule 60b motion hearing; meeting with clients following	1.5

Summary of Services		Hours	Effective Rate	Fees
Matthew L. Grode	Partner	.3	325.00	97.50
Richard Haskin	Partner	1.5	315.00	472.50
Total		1.8		570.00

Total Fees 570.00
INVOICE TOTAL \$ 570.00

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

September 1, 2014
Invoice No. 225270

Client No: 4389

Current Fees Through 08/31/14		63.00
INVOICE TOTAL	\$	63.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	63.00	.00	63.00
		63.00	.00	63.00

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

File Number
REH 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

9/01/14
225270-001
Page 1

Date	Atty	Professional Services Rendered	Hours
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8/05/14	REH	review and execute proposed order denying motion to reconsider	.2
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Summary of Services			Hours	Effective Rate	Fees
Richard Haskin	Partner		.2	315.00	63.00
	Total		.2		63.00

Total Fees	63.00
INVOICE TOTAL	\$ 63.00

Claim No. A-10-6311355-1

GIBBS GIDEN ATTORNEYS AT LAW

LOCHER TURNER SENET & WITTBRODT LLP

FEDERAL TAX I.D. NO.:
54-0967784

1880 CENTURY PARK EAST
12TH FLOOR
LOS ANGELES, CA 90067

TELEPHONE
(310) 552-3400

Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

October 1, 2014
Invoice No. 225646

Client No: 4389

Current Fees Through 09/30/14		737.50
INVOICE TOTAL	\$	737.50

Matter Summary	Fees	Disbursements	Total Billed
4389-2 Rosemere Estates Property Owners Association	737.50	.00	737.50
	737.50	.00	737.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.

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File Number
REH 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

10/01/14
225646-002
Page 1

Date	Atty	Professional Services Rendered	Hours
9/23/14	REH	telephone conference with Beau Sterling re appeal to move to disqualify Leach Johnson; telephone conference with Trudi re same and release of lien	1.0
9/24/14	REH	review title report; conference with T. Elson re filing motion to disqualify; review rules of professional conduct re violations	.8
9/24/14	TPE	conference with R. Haskin and telephone conference with T. Lytle re issues pertaining to removing lien from property	.5
9/30/14	REH	review case appeal statement	.2

Summary of Services		Hours	Effective Rate	Fees
Richard Haskin	Partner	2.0	315.00	630.00
Timothy P. Elson	Associate	.5	215.00	107.50
Total		2.5		737.50

Total Fees **737.50**

INVOICE TOTAL **\$ 737.50**

Claim No. A-10-6311355-1

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Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

November 10, 2014
Invoice No. 225841

Client No: 4389

Current Fees Through 10/31/14		43.00
INVOICE TOTAL	\$	43.00

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	43.00	.00	43.00
		43.00	.00	43.00

PAYMENT DUE UPON PRESENTATION.
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File Number
4389-2
REH

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

11/10/14
225841-001
Page 1

Date	Atty	Professional Services Rendered	Hours
10/07/14	TPE	NO CHARGE: meet and confer with R. Haskin re issues with appeal and potential plan of action moving forward, including analysis of docket and prior orders from Supreme Court	.7
10/07/14	TPE	telephone conferences with Nevada Supreme Court re filing of motion to extend deadlines	.2

Summary of Services	Hours	Effective Rate	Fees
Timothy P. Elson	Associate .7		No Charge
	.2	215.00	43.00
Total	.9		43.00

Total Fees 43.00

INVOICE TOTAL \$ 43.00

Claim No. A-10-6311355-1

PAYMENT DUE UPON PRESENTATION.
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Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

December 1, 2014
Invoice No. 226278

Client No: 4389

Current Fees Through 11/30/14	220.50
Current Disbursements Through 11/30/14	190.00
INVOICE TOTAL	\$ 410.50

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	220.50	190.00	410.50
		220.50	190.00	410.50

PAYMENT DUE UPON PRESENTATION.
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File Number
REH 4389-2

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

12/01/14
226278-001
Page 1

Date	Atty	Professional Services Rendered	Hours
11/06/14	REH	telephone conference with Trudi Lytle re reply briefs	.5
11/12/14	REH	telephone conferences with Court clerks re transcripts	.2

Summary of Services		Hours	Effective Rate	Fees
Richard Haskin	Partner	.7	315.00	220.50
Total		.7		220.50

Total Fees 220.50

Description of Disbursements	Amount
Nationwide Legal, Inc. Nationwide Legal Nevada, LLC crt run re hearing transcript - Clark County DC to GGLTSW - nw 10/31	190.00
Total Fees	220.50
Total Disbursements	190.00

INVOICE TOTAL \$ 410.50

Claim No. A-10-6311355-1

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Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

January 1, 2015
Invoice No. 226584

Client No: 4389

Current Fees Through 12/31/14		157.50
INVOICE TOTAL	\$	157.50

Matter Summary	Fees	Disbursements	Total Billed
4389-2 Rosemere Estates Property Owners Association	157.50	.00	157.50
	157.50	.00	157.50

PAYMENT DUE UPON PRESENTATION.
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File Number
4389-2
REH

Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

1/01/15
226584-001
Page 1

Date	Atty	Professional Services Rendered	Hours
12/03/14	REH	telephone conference with Trudi Lytle re status of appeals and brief	.5

Summary of Services		Hours	Effective Rate	Fees
Richard Haskin	Partner	.5	315.00	157.50
Total		.5		157.50

Total Fees 157.50

INVOICE TOTAL \$ 157.50

Claim No. A-10-6311355-1

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Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

April 1, 2015
Invoice No. 227767

Client No: 4389

Current Fees Through 03/31/15	4,785.00
Current Disbursements Through 03/31/15	155.10
INVOICE TOTAL	\$ 4,940.10

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	4,785.00	155.10	4,940.10
		4,785.00	155.10	4,940.10

PAYMENT DUE UPON PRESENTATION.
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GIBBS GIDEN ATTORNEYS AT LAW

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File Number
REH

4389-2
Lytle, Trudi & John (Lytle Trust)
Rosemere Estates Property Owners Association

4/01/15
227767-002
Page 1

Date	Atty	Professional Services Rendered	Hours
3/04/15	REH	draft reply brief	1.5
3/05/15	REH	further drafting to reply brief	8.0
3/09/15	REH	continue drafting and revising appeal reply brief	3.0
3/10/15	REH	telephone conference with Trudi Lytle re review and revisions to appeal reply brief	1.5
3/11/15	REH	further drafting of motion for release of bond	.5

Summary of Services	Hours	Effective Rate	Fees
Richard Haskin	Partner	14.5	330.00
Total	14.5		4,785.00

Total Fees 4,785.00

Description of Disbursements	Amount
On-line Research Charges	155.10

Total Fees 4,785.00
Total Disbursements 155.10

INVOICE TOTAL \$ 4,940.10

Claim No. A-10-6311355-1

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Trudi and John Lytle (Lytle Trust)
1600 River Birch Street
Las Vegas, NV 89117

June 1, 2015
Invoice No. 228262

Client No: 4389

Current Fees Through 05/31/15	66.00
Current Disbursements Through 05/31/15	3.50
INVOICE TOTAL	\$ 69.50

Matter Summary		Fees	Disbursements	Total Billed
4389-2	Rosemere Estates Property Owners Association	66.00	3.50	69.50
		66.00	3.50	69.50

PAYMENT DUE UPON PRESENTATION.
PLEASE REFERENCE OUR INVOICE NUMBER ON YOUR REMITTANCE.