

# *In re: Pride of Austin High Yield Fund I, LLC*

## **Receiver's Second Status Report**

August 22, 2024

Austin, Texas

# Holland & Knight

# Overview of Report

- Since the last status hearing in June, the Receiver has continued to administer the Receivership Estate, and has updates on the following topics:
  - The Funds Assets
    - Active loan Portfolio
    - REO Properties
  - Claims Process
    - Creditor Claims
    - Investor Claims
  - Litigation Update
  - POA books and records

## ***The Fund's Loan Portfolio***

# Status of the Fund's loan portfolio

- At the time of the Receiver's appointment, the Fund had six active borrowers:
  - Trinity Consulting & Construction, LLC
    - Secured by real property in Lago Vista, Texas
  - Hidden Oaks at Berry Creek
    - Secured by real property in Williamson County, Texas
  - CCG Development, LLC
    - Secured by real property in Austin, Texas
  - Guestwiser Venture 1, LLC
    - Secured by real property in Dallas, Texas.
  - Milan Sai, LLC
    - Secured by real property in Stanton, Texas
  - The Valor Club, LLC
    - Secured by real property in San Antonio, Texas

# Trinity Consulting & Construction, LLC

- The Fund's collateral consists of six parcels of real property, two of which have partially constructed houses.
- 3405 Congress
  - Close to completion. Trinity claims it needs a final advance to finish the construction, and then put the property on the market.
  - A sale of the property would result in a paydown of the loan.
- 3605 Constitution
  - House is framed, but construction is far from complete.
  - A more substantial advance to Trinity would be required to complete this project.
- The Remaining Properties
  - Consist of raw land and have not begun construction.

# Hidden Oaks at Berry Creek

- Hidden Oaks at Berry Creek is a housing development in Williamson County.
- The Fund's collateral consists of the three lots that have yet to be sold in the housing development.
- The Receiver inspected the collateral in July.
- The Receiver anticipates a deficiency balance after the sale of the remaining lots.
  - The principal executed a personal guaranty.

**AFFIDAVIT AS TO DEBTS, LIENS, AND PARTIES IN POSSESSION  
(DEED IN LIEU OF FORECLOSURE)**

July 1, 2024 (the "Effective Date")

- CCG Development – a Buchanan entity – had a defaulted loan to the Fund secured by Mr. Buchanan's residence.
- Property posted for a July 2, 2024 foreclosure sale.
- Receiver negotiated a consensual transfer of the property from CCGD to the Receiver.
- Fund is now the owner of record of this property.
- Mr. Buchanan is required to vacate by September 2, 2024.

**Property:** 1610 Hether Street, Austin, Texas 78704

**Owner:** CCG Development, LLC, a Texas limited liability company

**Noteholder:** Gregory S. Milligan, not individually, but solely in his capacity as Court Appointed Receiver for Pride of Austin High Yield Fund I, LLC

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned Affiant, personally known to me to be the person whose name is subscribed hereto and upon oath deposes and says that:


1. To the best knowledge and belief of Affiant:
  - (a) The charges for all labor and materials that may have been furnished to the property or to the improvements thereon have been fully paid.
  - (b) All contracts for the furnishing of labor or materials to the property or for improvements thereon have been completed and fully paid.
  - (c) There are no security agreements or leases affecting any goods or chattels that have become attached, or that will at any later date become attached, to the property or improvements thereon as fixtures that have not been fully performed and satisfied, other than the Deed of Trust in favor of Noteholder.
  - (d) There are no loans of any kind on the property, other than the loan from Noteholder.
  - (e) There are no brokers that have a signed commission agreement with Owner under which a commission is claimed or earned and has not been paid, which are not shown on the settlement statements.

2. Affiant has no knowledge of a notice of change of use nor has Owner received a notice of change of use by the appraisal district.

3. The property is currently being used for the following purposes, and to the best knowledge and belief of Affiant, the improvements, if any, and such use do not violate any restrictive covenants affecting the property: **Residential.**

# Tax Liens and Next Steps

- The property has two tax liens against it.
  - Travis County has a lien in the amount of \$123,048.01 for unpaid 2022 and 2023 taxes.
  - The IRS has filed a Notice of Federal Tax Lien claiming back taxes of \$452,008.71 are owed.
- The Receiver has initiated the process for expunging the IRS lien.
- The Receiver has engaged Bramlett Residential to market and sell the property.

5829		Department of the Treasury - Internal Revenue Service			
Form 668 (Y)(c) (Rev. February 2004)		Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #5 Lien Unit Phone: (800) 913-6050		Serial Number 494980124		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer CCG DEVELOPMENT LLC					
Residence 3600 N CAPITAL OF TX HWY STE B-120 AUSTIN, TX 78746-3455					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
940	12/31/2023	XX-XXX7388	04/29/2024	05/29/2024	1027.84
941	03/31/2023	XX-XXX7388	05/13/2024	06/12/2024	123087.50
941	06/30/2023	XX-XXX7388	05/20/2024	06/19/2024	117777.78
941	09/30/2023	XX-XXX7388	05/13/2024	06/12/2024	105008.95
941	12/31/2023	XX-XXX7388	05/13/2024	06/12/2024	105106.64
 2 pgs 2024064976					
Place of Filing					
TRAVIS COUNTY AUSTIN, TX 78767					Total \$ 452008.71
This notice was prepared and signed at NASHVILLE, TN, on this,					
the 04th day of June, 2024.					
Signature <i>Elvin Dean Curry</i> for ROBERT HUNT			Title REVENUE OFFICER (210) 326-0313 25-04-3412		
<small>(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)</small>					
<small>Part 1 - Kept By Recording Office</small>					
<small>Form 668(Y)(c) (Rev. 2-2004) CAT. NO 60025X</small>					



# Guestwiser Venture 1, LLC

- The Guestwiser loan is secured by two pieces of raw land in Dallas, Texas.
- Modular units for multi-family housing provide additional security.
- Receiver has posted the Guestwiser property for a September 3, 2024 foreclosure.
- Receiver has located the modular units, contacted the manufacturer, and instructed him not to release them to Guestwiser.
  - Modular units are being foreclosed along with the real property.
- Receiver is looking at ways to monetize the land and modular units.
- Receiver has initiated lawsuit against Guestwiser and the guarantors to attempt to recover any deficiency balance.

Holland & Knight

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE (Pride of Austin High Yield Fund I, LLC / Guestwiser Venture 1)

August 8, 2024 (the "**Effective Date**")

Notice is hereby given that a Foreclosure<sup>1</sup> of the Property (defined below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** Tuesday, September 3, 2024 (the first [1<sup>st</sup>] Tuesday of that month).

**TIME OF SALE:** The earliest time at which the Foreclosure will occur is 1:00 PM (Dallas County, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

**PLACE OF SALE:** The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

**INDEBTEDNESS PROMPTING SALE:** The Loan<sup>2</sup>.

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** The Deed of Trust<sup>3</sup>.

**PROPERTY BEING SOLD:** The Property<sup>4</sup>, which has a street address of 1115 - 1117 Powhattan Street Dallas, Texas 75215, in Dallas County, Texas.

**ASSIGNMENTS/TRANSFERS; NOTEHOLDER:** Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents<sup>5</sup>, Noteholder<sup>6</sup> is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Receiver Gregory S. Milligan (at the telephone number provided below) to determine whether Noteholder has endorsed,

<sup>1</sup> "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

<sup>2</sup> "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Real Estate Lien Note, dated January 21, 2020, executed by Borrower (defined below), payable to the order of Noteholder, as payee, in the original principal amount of \$2,905,000.00.

"**Borrower**" means Guestwiser Venture 1, LLC, a Texas limited liability company.

<sup>3</sup> "**Deed of Trust**" means that certain Deed of Trust, Security Agreement and Fixture Financing Statement, dated effective January 21, 2020, executed and delivered by Borrower, as grantor, to Diane B. Senterfitt, as trustee for the benefit of Noteholder, as beneficiary, recorded as Instrument No. 202000021222 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

<sup>4</sup> "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 1115 - 1117 Powhattan Street, Dallas, Texas 75215, in Dallas County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

<sup>5</sup> "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Commercial Loan Agreement For Construction of Improvements, dated January 21, 2020, entered into by and between Borrower and Noteholder.

<sup>6</sup> "**Noteholder**" means Pride of Austin High Yield Fund I, LLC, a Texas limited liability company.



# Milan Sai Joint Venture, LLC

- The loan to Milan Sai is secured by an operational Super 8 motel in Stanton, Texas (pictured).
- The loan is fully matured and in default. Since the commencement of the Receivership, Milan Sai has made monthly interest only payments.
- The Receiver has had conversations with Milan Sai and requested it produce a plan to pay off the balance, but no such plan has been forthcoming.
- The Receiver has filed a lawsuit against Milan Sai and the guarantors of the debt for breach of the loan agreement and breach of guaranty agreements.



# The Valor Club Partners, LLC

- The loan to Valor Club is secured by approximately 50 acres of raw land in Northwest San Antonio, Texas.
- Principal balance of the loan is approximately \$5 million.
- The Receiver has had numerous discussions with the Valor Club principal and his counsel to arrive at a solution to repay the loan.
- To allow for negotiations, the Receiver executed a forbearance agreement (and an amendment extending the forbearance period) with Valor Club, which is now expired.
- The Receiver and Valor Club have been unable to reach a resolution, and the Receiver is likely to proceed with an October foreclosure sale.

## ***The Fund's REO Properties***

# The Fulshear Property

- Two commercial buildings managed by a leasing company. One is complete and fully occupied. The other is a shell.
- The Receiver has worked with the leasing company to renew or terminate leases at maturity depending upon the individual lease rates and terms.
- The Receiver has commissioned an appraisal to determine whether investing in building out the shell would result in a greater return than selling the empty building.
- Ultimately, the Receiver will market the Fulshear Property for sale.
- Fort Bend County has increased the value of the Fulshear Property for tax year 2024. The Receiver is contesting the increase through a property tax consultant. Consultant is paid on a contingency fee basis.

# The Overcup Property

- The Overcup Property is a single-family home with an accessory dwelling unit (“**ADU**”) in South Austin.
- Currently under construction. The main house is close to completion the ADU is in the framing stage.
- The Receiver plans to finish the construction when he can generate sufficient funds from other Fund assets because he believes it will result in a greater return for investors.
  - Anticipated costs of \$425,000 to finish the main home and the ADU.
- The Receiver has identified a replacement general contractor and has ensured that certain permits, set to expire, were extended.

# The Canton Property

- The Canton Property is not fully constructed and is in disrepair.
- The Canton Property was impacted by a casualty event in May. The Receiver has received insurance proceeds of approximately \$34,000 as a result and has reserved his right to seek additional insurance proceeds.
- The Receiver continues to work with the listing broker that was retained prior to the receivership to sell the Canton Property.
- Ultimate market value is anticipated to be substantially less than the principal balance of the loan.

# ***Claims Reconciliation Process***



# Creditor Claims Process

- Pursuant to this Court's *Order Granting Receiver's Motion to Approve (I) Proposed Claims Verification Procedure; and (II) Claims Bar Date*, the Receiver has commenced the claims reconciliation process.
- The Receiver served the *Notice of Claims Process and Claims Bar Dates* to all known creditors of the Fund on June 27, 2024.
  - The deadline to file creditor claims is **October 15, 2024 at 5:00 p.m.**

# Status of Creditor Claims Process

- Receiver has received three creditor claims totaling \$137,634.89.
- The Van Zandt, Texas County Taxing Authority has asserted a claim for past due property taxes on the Canton Property in the amount of \$93,959.99.
  - Asserts that claim is secured by a statutory lien on the Canton Property.
- Several judgment creditors have filed creditor claims
- Some investors have filed creditor claims.

# Next Steps in Claims Process – Creditor Claims

- After the October 15 bar date passes, the Receiver will file the Claims Report.
  - The Claims Report will set forth all claims filed and will identify whether the Receiver has an objection to such claim. All the Receiver's objections are reserved.
- The Receiver will attempt to resolve any objections.
- To the extent he is unable to do so, such dispute will be brought to this Court for resolution.

# Investor Claimants

- The Receiver, through the Claims Agent, served the Reconciliation Notices on August 2, 2024.
- Deadline to file objections to Reconciliation Notices is August 23, 2024.
- **If you are an investor in Pride of Austin and have not received a Reconciliation Notice, please contact us immediately to advise you have not received a Reconciliation Notice.**
  - Send email to: [TeamPrideofAustin@stretto.com](mailto:TeamPrideofAustin@stretto.com)

# Reconciliation Notices

RECONCILIATION NOTICE

Pride of Austin Receivership Claims  
c/o Stretto  
410 Exchange, Ste. 100  
Irvine, California 92602  
[www.prideofaustinreceivership.com](http://www.prideofaustinreceivership.com)

RE: *Sajid Maqsood, Trustee of the Sajid Maqsood & Joan M. Maqsood Revocable Trust, et. al. v. Pride of Austin High Yield Fund I, LLC; CCG Capital Group, LLC; and Robert J. Buchanan; 201<sup>st</sup> Judicial District, Travis County, Texas; Cause No. D-1-GN-24-001018 (the “Receivership Action”)*

IMPORTANT NOTICE

This is an important notice from Gregory S. Milligan of HMP Advisory Holdings, LLC d/b/a Harney Partners (the “*Receiver*”), acting solely in his capacity as the court-appointed receiver for Pride of Austin High Yield Fund I, LLC (“*POA*”) and all of its assets (collectively, the “*Receivership Estate*”) in the Receivership Action.

On June 17, 2024 the Court in the Receivership Action, entered its *Order Granting Receiver’s Motion to Approve (I) Proposed Claims Verification Process; and (II) Claims Bar Date* (the “*Order*”). This Order applies to all Investor Claimants as that term is defined in the Order and the *Motion to Approve (I) Proposed Claims Verification Process; and (II) Claims Bar Date* (the “*Motion*”). If you are receiving this notice by mail or e-mail from the Receiver, a copy of the Motion and Order are attached hereto as Exhibits A and B. A copy of the Motion and Order are also available at [www.prideofaustinreceivership.com](http://www.prideofaustinreceivership.com).

In accordance with the Court-approved claims procedure, this Reconciliation Notice serves as notice of the Receiver’s preliminary determination of your Investor Claim (as defined in the Motion). Based on the Receiver’s review of POA’s books and records, the Receiver has made a determination concerning (i) the amount of cash invested by you into POA; (ii) the amount of cash paid out to you by POA; and (iii) the amount of reinvested dividends, if any (the “*Transaction History*”). Your Transaction History is reflected as follows:

<sup>1</sup> In the interest of privacy you have been assigned a personal investor number. To the extent that you are referenced in public filings by the Receiver, it will be through this personal investor number.

Cash Invested into POA: \$	<u>150,000.00</u>
Cash Received by you from POA: \$	<u>284,921.29</u>
Investment transfers to / (from) another investor’s account within POA: \$	<u>0.00</u>
Investor Incentives: \$	<u>0.00</u>
Reinvested Dividends: \$	<u>0.00</u>

Exhibit C to this Reconciliation Notice sets forth the ledger of itemized transactions to support the Receiver’s conclusions of your Transaction History. **You may dispute the Transaction History.** Instructions for disputing the Transaction History are below.

If you dispute any of the amounts detailed in the Transaction History, then you may object to this Reconciliation Notice by filing an objection with the Receivership Court in *Sajid Maqsood, Trustee of the Sajid Maqsood & Joan M. Maqsood Revocable Trust, et al. v. Pride of Austin High Yield Fund, LLC, et al.*, pending in the 201<sup>st</sup> Judicial District under Cause Number D-1-GN-24-001018 within 21 days of the date on which this Reconciliation Notice was mailed. Any objection must attach this Reconciliation Notice, state with particularity the reasons why such objection was made, and provide any supporting documentation for your objection.

If no objection is timely filed with respect to this Reconciliation Notice, the Reconciliation Notice shall be the **final, binding determination** of your Transaction History.

**NOTE: YOU MAY NOT RECEIVE THE FULL AMOUNT DETAILED IN YOUR TRANSACTION HISTORY FROM THE RECEIVERSHIP ESTATE.**

Your Transaction History represents (i) the amount of cash invested by you into POA; (ii) the amount of cash paid out to you by POA; and (iii) the amount of reinvested dividends, if any, and will be taken into account in a future interim or final distribution process to be approved by the Receivership Court. The distribution procedure and methodology will be determined by the Court at a later date. The Receiver will mail and e-mail all known investors a copy of the proposed Plan of Distribution, when available, and will publish a copy of the same on the Receiver’s website: [www.prideofaustinreceivership.com](http://www.prideofaustinreceivership.com).

Investor Claimants and other parties in interest will have an opportunity to review the proposed Plan of Distribution and file responses and objections with the Court at that time.

Finally, please be advised that the notice provided here relates solely to the Transaction History regarding your investment and does not affect the Receiver’s right to pursue other claims, including claims for the return of fictitious profits in excess of an investor’s principal investment, which right is expressly reserved.

Thank you for your attention to and cooperation with this matter.

If you have questions concerning this Reconciliation Notice, you may contact Trip Nix via telephone at (512) 685-6476, via e-mail at [trip.nix@hklaw.com](mailto:trip.nix@hklaw.com), or via mail at the following address:

Gregory S. Milligan  
c/o Holland & Knight LLP  
Attn: Trip Nix, Ann Marie Jezisek, and Tammy Greenblum  
100 Congress Ave., Suite 1800  
Austin, Texas 78701

DATE OF MAILING: August 1, 2024

# Transaction History

Attachment C – Schedule

Investor Information				
[REDACTED]				
Transaction Information				
Date <sup>1</sup>	Transaction Type	Reference Number	Contribution	Withdrawal
9/17/2010	Investment	Deposit	\$50,000.00	
10/15/2010	Cash Distribution	Check-1017		\$210.96
12/31/2010	Cash Distribution	Check-1037		\$1,701.37
3/16/2011	Investment	Deposit	\$100,000.00	
3/31/2011	Cash Distribution	Check-1055		\$3,008.22
6/30/2011	Cash Distribution	Check-1080		\$5,289.04
9/30/2011	Cash Distribution	Check-1122		\$7,296.99
12/31/2011	Cash Distribution	Check-1341		\$6,994.52
3/31/2012	Cash Distribution	Check-1195		\$5,310.41
6/30/2012	Cash Distribution	Check-1342		\$5,385.21
9/30/2012	Cash Distribution	Check-1343		\$5,179.73
12/31/2012	Cash Distribution	Check-1363		\$5,293.15
3/31/2013	Cash Distribution	Check-1426		\$4,845.21

<sup>1</sup> With respect to any "Cash Distribution" transactions described herein, the date that is provided for such transaction in the "Date" column is the last day of the quarter during which the payment was associated with, does not necessarily represent the date on which the payment cleared, and is in no way an admission, by either the Investor or the Receiver, that the payment was made on that date.

Attachment C – Schedule

Transaction Information				
Date <sup>1</sup>	Transaction Type	Reference Number	Contribution	Withdrawal
6/30/2013	Cash Distribution	Check-1009		\$4,599.86
9/30/2013	Cash Distribution	Check-1094		\$4,763.84
12/31/2013	Cash Distribution	Check-1204		\$4,378.19
3/31/2014	Cash Distribution	Check-1358		\$3,439.73
6/30/2014	Cash Distribution	Check-1505		\$4,723.27
9/30/2014	Cash Distribution	Check-1650		\$3,913.15
12/31/2014	Cash Distribution	Check-1816		\$4,257.21
3/31/2015	Cash Distribution	Check-2033		\$3,798.49
6/30/2015	Cash Distribution	Check-2226		\$3,982.81
9/30/2015	Cash Distribution	Check-2382		\$4,238.30
12/31/2015	Cash Distribution	Check-2535		\$4,072.56
3/31/2016	Cash Distribution	Check-2701		\$4,136.14
6/30/2016	Cash Distribution	Check-2827		\$4,424.10
9/30/2016	Cash Distribution	General Journal-638		\$4,446.25
12/31/2016	Cash Distribution	General Journal-689		\$4,313.92
3/31/2017	Cash Distribution	General Journal-642		\$3,835.48
6/30/2017	Cash Distribution	General Journal-641		\$4,431.58
9/26/2017	Redemption	General Journal-640		\$50,000.00

Attachment C – Schedule

Transaction Information				
Date <sup>1</sup>	Transaction Type	Reference Number	Contribution	Withdrawal
9/30/2017	Cash Distribution	General Journal-641		\$2,780.16
12/31/2017	Cash Distribution	General Journal-642		\$2,729.75
3/31/2018	Cash Distribution	General Journal-642		\$2,825.75
6/30/2018	Cash Distribution	General Journal-642		\$2,969.34
8/22/2018	Redemption	General Journal-640		\$75,000.00
9/30/2018	Cash Distribution	General Journal-642		\$662.27
12/31/2018	Cash Distribution	General Journal-642		\$684.33
3/21/2019	Redemption	General Journal-640		\$25,000.00
<b>Totals</b>			<b>\$150,000.00</b>	<b>\$284,921.29</b>

# Next Steps in Claims Process – Investor Claims

- Investors that have filed objections to Reconciliation Notices, the Receiver or his counsel will be in contact about resolution of such objections if they have not already.
- After objection deadline passes, the Receiver will file the Investor Claims Report.
  - Investor Claims Report will identify which investors have objected to the Reconciliation Notices, and if such objection has been resolved or not. It will also identify investors that did not object to the Reconciliation Notices.
    - Investors will be identified by investor number and not by name.
  - If any objections to Reconciliation Notices can not be resolved, such objections will be brought to the Court for adjudication.

## ***Lawsuit Against POA Insiders***



# Lawsuit against CCG Capital, CCG Development, and Robert Buchanan

- Receiver filed a lawsuit against CCG Capital, CCG Development and Mr. Buchanan.
- Lawsuit asserts claims for, among other things, breach of fiduciary duty, fraud, breach of the operating agreement.
- Lawsuit is in early stages and the Receiver will provide updates as the suit progresses.

## ***POA's Books and Records***

# Receiver's progress in obtaining books and records

- The Receiver believes he has obtained substantially all the Fund's books and records.
  - Receiver promptly obtained Quickbooks access, bank records, active loan files from DropBox
- Since that time, the Receiver has:
  - Physically retrieved documents from CCG Capital's office.
  - Obtained email communications between the Fund and interested parties.
  - Obtained information related to the Fund's investments in affiliates.
    - One active investment in CCG Equity Fund II, LLC of approximately \$1.3 million.