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Scott G. Weber, Clerk
Clark County

1 38 pages

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SUPERIOR COURT OF WASHINGTON FOR CLARK COUNTY

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9 In re:

Case No. 19-2-01458-06

10 AMERICAN EAGLE MORTGAGE 100,
11 LLC; AMERICAN EAGLE MORTGAGE
12 200, LLC; AMERICAN EAGLE
13 MORTGAGE 300, LLC; AMERICAN
14 EAGLE MORTGAGE 400, LLC;
15 AMERICAN EAGLE MORTGAGE 500,
16 LLC; AMERICAN EAGLE MORTGAGE
17 600, LLC; AMERICAN EAGLE
18 MORTGAGE MEXICO 100, LLC;
19 AMERICAN EAGLE MORTGAGE
20 MEXICO 200, LLC; AMERICAN EAGLE
21 MORTGAGE MEXICO 300, LLC;
22 AMERICAN EAGLE MORTGAGE
23 MEXICO 400, LLC; AMERICAN EAGLE
24 MORTGAGE MEXICO 500, LLC;
25 AMERICAN EAGLE MORTGAGE
26 MEXICO 600, LLC; AMERICAN EAGLE
MORTGAGE I, LLC; AMERICAN EAGLE
MORTGAGE II, LLC; and AMERICAN
EAGLE MORTGAGE SHORT TERM, LLC.

RECEIVER'S NOTICE OF INTENT TO
COMPENSATE (JUNE 2023)

20

21 TO: AMERICAN EAGLE MORTGAGE 100 LLC; AMERICAN EAGLE
22 MORTGAGE 200, LLC; AMERICAN EAGLE MORTGAGE 300, LLC;
23 AMERICAN EAGLE MORTGAGE 400, LLC; AMERICAN EAGLE
24 MORTGAGE 500, LLC; AMERICAN EAGLE MORTGAGE 600, LLC;
25 AMERICAN EAGLE MORTGAGE MEXICO 100, LLC; AMERICAN EAGLE
26 MORTGAGE MEXICO 200, LLC; AMERICAN EAGLE MORTGAGE
MEXICO 300, LLC; AMERICAN EAGLE MORTGAGE MEXICO 400, LLC;
AMERICAN EAGLE MORTGAGE MEXICO 500, LLC; AMERICAN EAGLE
MORTGAGE MEXICO 600, LLC; AMERICAN EAGLE MORTGAGE I, LLC;
AMERICAN EAGLE MORTGAGE II, LLC; and AMERICAN EAGLE
MORTGAGE SHORT TERM, LLC;

AND TO: Parties requesting special notice.

1 Clyde A. Hamstreet & Associates, LLC, the duly appointed general receiver herein (the
2 “Receiver”), submits the Receiver’s Notice of Intent to Compensate (June 2023) in accordance
3 with Paragraph 11 of the Order Appointing General Receiver dated May 10, 2019 (the
4 “Receivership Order”), which provides in part: “The Receiver and the Receiver’s authorized
5 attorneys and other professionals may request to be compensated on an interim or final basis.”

6 RCW 7.60.180(4) further provides:

7 The receiver, and any professionals employed by the
8 receiver, is permitted to file an itemized billing statement with the
9 court indicating both the time spent, billing rates of all who perform
10 work to be compensated, and a detailed list of expenses and serve
11 copies on any person who has been joined as a party in the action,
or any person requesting the same, advising that unless objections
are filed with the court, the receiver may make the payments
specified in the notice.

12 Attached as Exhibit A hereto is a true and correct copy of the Receiver’s time and
13 expense summary for services and costs in June 2023. For this period, the Receiver requests final
14 approval of its compensation in the amount of \$20,787.50 and reimbursement of costs of
15 \$162.54, for a total payment of \$20,950.04.

16 Attached as Exhibit B hereto is a true and correct copy of the time and expense summary
17 of the Receiver’s authorized attorneys, Miller Nash LLP, for services and costs in June 2023. For
18 this period, such attorneys request final approval of their compensation in the amount of
19 \$66,103.50 and reimbursement of costs of \$12,740.00, for a total payment of \$78,843.50.

20 Attached as Exhibit C hereto is a true and correct copy of the time and expense summary
21 of the Receiver’s authorized public communications consultants, Gard Communications, Inc., for
22 services and costs in June 2023. For this period, such consultants request final approval of their
23 compensation in the amount of \$542.50 and reimbursement of no costs, for a total payment of
24 \$542.50.

25 Attached as Exhibit D hereto is a true and correct copy of the time and expense summary
26 of the Receiver’s authorized special counsel in Mexico, Rosen Law, S.C., for services and costs

1 in June 2023. For this period, such attorneys request final approval of their compensation in the
2 amount of \$2,900.50 and reimbursement of costs of \$285.00, for a total payment of \$3,185.50.

3 Attached as Exhibit E hereto is a true and correct copy of the time and expense summary
4 of the Receiver's authorized auditors in Mexico, Kreston BSG, S.C., for services and costs in
5 June 2023. For this period, such auditors request final approval of their compensation in the
6 amount of \$3,075.00 and reimbursement of no costs, for a total payment of \$3,075.00.

7 Unless objections to the foregoing requests are filed with the Court and served on the
8 undersigned attorneys so as to be received by July 27, 2023, the Receiver may make the
9 payments requested herein and/or the professionals may apply their retainers, if any.

10 DATED this 14th day of July, 2023.

11 MILLER NASH LLP

12
13 /s/ John R. Knapp, Jr.

14 John R. Knapp, Jr., P.C., WSB No. 29343

15 Attorneys for Receiver

16 Clyde A. Hamstreet & Associates, LLC
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EXHIBIT A



One SW Columbia, Suite 1575
Portland, OR 97204
(503) 223-6222

Invoice submitted to:

American Eagle Mortgage Investment Funds Receiverships
4225 NE St James Road
Vancouver, WA 98663

July 6, 2023

Invoice # 2626

Professional Services

			<u>Hours</u>	<u>Amount</u>
6/1/2023	HS	Receivership Duties Calls and emails regarding settlement, AEM Webiste, and Ross Miles.	0.50	250.00
	MC	Receivership Duties Respond to investors questions regarding letter.	1.70	272.00
6/2/2023	MC	Receivership Duties Respond to investors questions regarding letter.	1.10	176.00
6/5/2023	HS	Receivership Duties Emails regarding Montana property and Mar de Plata.	0.40	200.00
	MC	Receivership Duties Update contract payment histories. Coordinate real estate sale documents.	1.80	288.00
6/6/2023	MC	Receivership Duties Process checks. Update mailing address records.	0.80	128.00
6/7/2023	CAH	Receivership Duties Catch up on SEC/AEM call with Hannah Schmidt. Respond to emails.	0.30	187.50
	HS	Litigation Support Call with SEC and John Knapp regarding settlement.	0.60	300.00
	MC	Receivership Duties Evergreen reconciliation.	3.00	480.00
6/8/2023	MC	Receivership Duties Compile returned mail and reach out to investors.	1.50	240.00
	MC	Receivership Duties Evergreen reconciliation.	2.20	352.00
6/9/2023	MC	Receivership Duties Continue reaching out to investors.	1.00	160.00

			<u>Hours</u>	<u>Amount</u>
6/12/2023	HS	Receivership Duties Call with Jim Hart regarding Mar de Plata.	0.20	100.00
	HS	Litigation Support Calls with Edward Decker regarding settlement status.	0.20	100.00
	HS	Receivership Duties Call with Ben Rosen regarding Mar de Plata.	0.40	200.00
6/13/2023	CAH	Receivership Duties Meet with Hannah Schmidt and Veronica Hamstreet regarding dissatisfaction with Mar de Plata broker and discuss options. Discuss size and expected distribution form settlement and potential financial risk over advance occur.	1.20	750.00
	HS	Receivership Duties Emails and discussions with Clyde Hamstreet and Veronica Hamstreet regarding Mar de Plata and Todos Santos.	1.20	600.00
	HS	Litigation Support Work on cash flow budget and estimate of 3rd distribution. Breakout Beattie and OR investors.	3.00	1,500.00
	MC	Receivership Duties Communicate with investors.	0.60	96.00
6/14/2023	CAH	Receivership Duties Briefing on report regarding Mar de Plata environmental permits and potential fine for pre-cleared lot.	0.30	187.50
	HS	Receivership Duties Call with Veronica Hamstreet, Ingrid Mijares and Evelyn Torres regarding Mexico properties. Discussion with Clyde Hamstreet regarding the same.	1.00	500.00
	MC	Receivership Duties Enter and process checks.	0.50	80.00
6/15/2023	CAH	Receivership Duties Work with Hannah Schmidt on cash needs for next three years and various outcomes and impact on cash needs and timing. Approve wire transfers previous day	1.60	1,000.00
	HS	Receivership Duties Work with Clyde Hamstreet on cash flow budget.	1.50	750.00
	HS	Receivership Duties Update cash flow, sign Montana extension. Emails regarding Mar de Plata.	1.00	500.00
	MC	Receivership Duties Investor communication.	0.50	80.00

		<u>Hours</u>	<u>Amount</u>
6/16/2023	HS Litigation Support Work on schedule of proposed 3rd distribution for settlement motion. Email to Edward Decker regarding settlement and schedule meeting regarding same.	3.20	1,600.00
6/21/2023	HS Litigation Support Email to David Foraker regarding MIMO and Mike Eisler's questions.	0.30	150.00
6/22/2023	HS Litigation Support Call regarding settlement.	1.30	650.00
	HS Receivership Duties Call regarding environmental issues at Mar de Plata.	0.50	250.00
	CAH Receivership Duties Participate in meeting with Martha Cohn, Hannah Schmidt and Miller Nash team to discuss settlement progress, time estimates and proposed investors meeting on July 18. Get update on Mar de Plata environmental issues.	1.70	1,062.50
	MC Receivership Duties Settlement call with legal team. Investor communications.	2.10	336.00
6/23/2023	MC Receivership Duties Get document signatures. Coordinate investor meeting planning. Draft settlement letter. Update claims tracker.	1.70	272.00
6/26/2023	HS Litigation Support Research and summarize Ross Miles assets. Emails with Martha Cohn and Edward Decker regarding same.	3.00	1,500.00
	HS Litigation Support Call with Edward Decker, John Knapp and David Foraker regarding settlement. Follow up work and email to John Knapp regarding same.	0.50	250.00
	MC Receivership Duties Ross Miles asset review.	2.00	320.00
6/27/2023	CAH Receivership Duties Conference call with Dave Foraker regarding modification to settlement agreement which Hannah Schmidt and I agreed to. Follow up on environmental problem with Mar de Plata and need to terminate realtor.	0.90	562.50
	HS Receivership Duties Call with Ben Rosen, Ingrid Mijares and Veronica Hamstreet regarding environmental issues at Mar de Plata. Follow up work regarding same.	0.90	450.00
	HS Litigation Support Call with Edward Decker and Martha Cohn regarding Ross Miles asset transfers.	0.50	250.00

		<u>Hours</u>	<u>Amount</u>
6/27/2023	MC Receivership Duties Call with Hannah Schmidt and Edward Decker on Ross Miles assets and further research. Call from investor.	2.30	368.00
6/28/2023	HS Receivership Duties Emails regarding Mar de Plata.	0.30	150.00
	CAH Receivership Duties Sign and return revised settlement agreements with Riverview and Pacific Premier banks to David Foraker.	0.30	187.50
	HS Receivership Duties Review motion regarding 3rd distribution and send comments to John Knapp.	0.50	250.00
	MC Receivership Duties Enter and process checks.	0.50	80.00
6/29/2023	HS Litigation Support Review motion and order regarding settlement. Send comments to John Knapp. Coordinate with Martha Cohn regarding mailing of letter to investors.	1.00	500.00
	HS Litigation Support Review declarations and motions regarding settlement.	1.10	550.00
	MC Receivership Duties Review John Knapp's mailing list and return with comments. Start mail merge for investor letters.	2.90	464.00
6/30/2023	HS Receivership Duties Call with David Kelly regarding settlement. Calls with Martha Cohn regarding mailing of 6/30 letter.	1.00	500.00
	MC Receivership Duties Mail investor letters.	3.80	608.00
	For professional services rendered	60.40	\$20,787.50

Additional Charges :

		<u>Price</u>	<u>Qty</u>	
6/30/2023	Stamps for 6/30 mailing.	\$162.54	1	162.54
	Total additional charges			\$162.54
	Total amount of this bill			\$20,950.04
	Balance due			\$65,888.54

Consultant Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clyde A. Hamstreet - Principal	6.30	625.00	\$3,937.50
Hannah Schmidt - Consultant	24.10	500.00	\$12,050.00
Martha Cohn - Jr. Consultant	30.00	160.00	\$4,800.00

EXHIBIT B

Client.Matter	Description	Bill Amt	Fees	Costs	Bill Num
721921.0001	American Eagle Mortgage Investment Funds	\$23,800.00	\$23,620.00	\$180.00	2213006
721921.0017	Adjunct Litigation Claims Against Ross Miles, Maureen Wile, et al.	\$53,846.00	\$41,286.00	\$12,560.00	2213007
	Investigation of Adjunct Litigation Claims Against AEI/AEMM Lenders	\$1,197.50	\$1,197.50	\$0.00	2213008
		\$78,843.50	\$66,103.50	\$12,740.00	



Clyde A. Hamstreet & Associates, LLC
Attn: Clyde A. Hamstreet
One SW Columbia Street, Suite 1575
Portland, OR 97258

Account: 721921.0001
American Eagle Mortgage Investment Funds Receivership

Invoice: 2213006
July 7, 2023

Invoice Summary

Professional Fees Through June 30, 2023	\$23,620.00
Disbursements	<u>\$180.00</u>
Amount Due – Current Period:	<u>\$23,800.00</u>

To pay by wire transfer, route to:

Miller Nash LLP, U.S. Bank National Association
Account # 1536-0646-7352, Routing # 123000220,
Swift Code USBKUS44IMT
Bank address: 321 SW 6th Avenue, Portland, OR 97204

To pay by credit card, use this link:

<https://secure.lawpay.com/pages/millernash/operating>

To pay by check, remit to:

PO Box 3585
Portland, OR 97208-3585

Accounts due and payable in U.S. dollars upon receipt. Please include invoice number with remittance.
Invoice may not include all fees and expenses incurred prior to statement closing date. Late charges of .75% per month (9% annually) will accrue on all amounts unpaid after 30 days from date of invoice. Tax ID # 93-0410518.

July 7, 2023

Invoice Detail

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/01/23	J. Knapp	0.5	Draft notice of intent to compensate (May 2023) (.3); email communications with Michael Ueltzen re notice of intent to compensate (May 2023) (.2)
06/05/23	J. Knapp	0.4	Emails with Monserrath Ramirez re notice of intent to compensate (May 2023) (.2); continue drafting notice of intent to compensate May 2023) (.2)
06/07/23	B. Dickey	0.5	Prepare and file Washington annual reports of American Eagle Mortgage Mexico 200, LLC, American Eagle Mortgage 500, LLC and American Eagle Mortgage Mexico 600, LLC
06/07/23	J. Knapp	1.3	Virtual meeting with Crystal Boodoo, Kashya Shei, and Hannah Schmidt re SEC matters (.6); review Lincoln County, Montana, property tax notices (.1); emails with Hannah Schmidt re same (.2); emails with Hannah Schmidt and Brenna Dickey re AEM Mexico 200, AEM Mexico 600, and AEM 500 annual renewals (.4)
06/08/23	J. Knapp	0.7	Emails with Tanya Partem re notice of intent to compensate (May 2023) (.2); emails with Ben Rosen re notice of intent to compensate (May 2023) (.1); continue drafting notice of intent to compensate (May 2023) (.4)
06/09/23	J. Knapp	0.7	Draft motion to approve bank settlements
06/12/23	J. Knapp	0.4	Emails with Veronica Hamstreet re notice of intent to compensate (May 2023) (.2); continue drafting notice of intent to compensate (.2)
06/13/23	J. Knapp	0.3	Continue drafting notice of intent to compensate (May 2023)
06/14/23	J. Knapp	0.8	Emails with Hannah Schmidt re notice of intent to compensate (May 2023) (.2); finalize notice of intent to compensate (May 2023) (.4); emails with Mary Wasson re transmittal of notice for posting to website (.2)

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/15/23	J. Palomares	0.2	Telephone conference with Richard Shroyer re payment plan for AEM 100 loan in California
06/19/23	D. Foraker	0.1	Email to Clyde Hamstreet and Hannah Schmidt re investor meeting planning
06/23/23	E. Decker	0.2	Analyze draft motion for approval of bank settlements
06/23/23	J. Knapp	2.9	Continue drafting motion to approve bank settlements (2.6); draft citation for hearing on motion to approve bank settlements (.3)
06/26/23	E. Decker	1.5	Revise draft motion to approve bank settlements (1.2); virtual meeting with Hannah Schmidt, David Foraker, and John Knapp re preparation of motions to approve bank settlements and authorize third interim distribution (.3)
06/26/23	D. Foraker	1.4	Edit and revise draft motion to approve bank settlements (1.1); virtual meeting with Hannah Schmidt, Edward Decker, and John Knapp re preparation of motions to approve bank settlements and authorize third interim distribution (.3)
06/26/23	J. Knapp	5.4	Draft motion to authorize third interim distribution (2.8); virtual meeting with Hannah Schmidt, David Foraker, and Edward Decker re motions to approve bank settlements and authorize third interim distribution (.3); draft proposed order granting motion to authorize third interim distribution (2.3)
06/27/23	E. Decker	0.6	Revise draft motion to approve bank settlements
06/27/23	D. Foraker	1.5	Review and revise draft motion to authorize third interim distribution and proposed order (1.2); prepare memorandum re arguments supporting claims bar orders and deemed claim assignments by investors for motion to approve bank settlements (.3)
06/27/23	J. Knapp	1.0	Continue drafting motion to authorize third interim distribution and proposed order (.8); emails with Hannah Schmidt re same (.2)

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/28/23	E. Decker	1.1	Revise draft motion to approve bank settlements and supporting documents
06/28/23	D. Foraker	0.6	Revise and comment on drafts of motion to approve bank settlements and series of related emails (.5); review revised third distribution claims schedule (.1)
06/28/23	J. Knapp	2.8	Draft GR 14.1 appendix for motion to approve bank settlements (.5); draft declaration of Edward Decker in support of motion to approve bank settlements (.8); emails with Hannah Schmidt re motion to authorize third interim distribution (.2); continue drafting motion to authorize third interim distribution (.3); draft declaration of Hannah Schmidt in support of motion to authorize third interim distribution (.8); emails with Hannah Schmidt re declaration (.2)
06/29/23	E. Decker	0.6	Revise draft motion to approve bank settlements
06/29/23	D. Foraker	2.4	Draft additional revisions to and edit motion to approve bank settlements and proposed order and series of related emails (1.9); review drafts of motion to authorize third interim distribution and series of related emails (.4); virtual meeting with John Knapp re coordination and service of motions (.1)
06/29/23	J. Knapp	5.8	Emails with Hannah Schmidt re declaration in support of motion to authorize third interim distribution (.1); continue drafting declaration (.2); continue drafting motion and proposed order (.3); draft citation for hearing on motion (.2); review mailing list (.5); emails with Martha Cohn re same (.3); virtual meeting with David Foraker re coordination of motions (.1); continue drafting motion to approve bank settlements (1.3); continue drafting proposed order approving bank settlements (1.3); emails with Hannah Schmidt re motion and order approving bank settlements (.4); draft declaration of Hannah Schmidt in support of settlement motion (1.1)
06/29/23	L. Peterson	1.1	Review and analyze case dockets and compile names and mailing addresses of attorneys in specific lawsuits for notice

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/30/23	E. Decker	0.2	Finalize declaration in support of motion to approve bank settlements
06/30/23	D. Foraker	0.5	Series of communications re finalizing and service of motions and related case filings (.3); emails to Chris Kayser, John Stephens, Mike Esler, Jon Hunt, Bridget Donegan, and John Rake re transmittal of date stamped copies of filed motions and related case filings (.2)
06/30/23	J. Knapp	2.9	Continue drafting motion to authorize third interim distribution (.4); continue drafting declaration of Edward Decker in support of settlement motion (.3); continue drafting GR 14.1(d) appendix (.3); continue drafting citation for settlement motion (.3); continue drafting declaration of Hannah Schmidt re motion to authorize third interim distribution (.6); continue drafting declaration of Hannah Schmidt in support of settlement motion (.6); emails with Hannah Schmidt re declarations (.4)
06/30/23	T. Sand	0.3	Review final draft of motion to approve bank settlements

Fee Summary

<u>Professional</u>	<u>Title</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
T. Sand	Partner	0.3	\$865	\$259.50
D. Foraker	Partner	6.5	685	4,452.50
J. Knapp	Partner	25.9	625	16,187.50
E. Decker	Partner	4.2	505	2,121.00
J. Palomares	Partner	0.2	495	99.00
B. Dickey	Paralegal	0.5	330	165.00
L. Peterson	Paralegal	1.1	305	335.50
Summary Total:		38.7		\$23,620.00

Disbursement Summary

<u>Disbursements</u>	<u>Amount</u>
Washington Secretary of State: American Eagle Mortgage 500, LLC and American Eagle Mortgage Mexico 600, LLC, and American Eagle Mortgage Mexico 200, LLC annual report filing fees, Date: 6/7/2023	180.00
Disbursement Total:	\$180.00

Account: 721921

Invoice: 2213006

July 7, 2023

Invoice Summary

Professional Fees Through June 30, 2023	\$23,620.00
Disbursements	<u>\$180.00</u>
Amount Due - Current Period:	<u>\$23,800.00</u>

Clyde A. Hamstreet & Associates, LLC
Attn: Clyde A. Hamstreet
One SW Columbia Street, Suite 1575
Portland, OR 97258

Account: 721921.0017
Adjunct Litigation Claims Against Ross Miles, Maureen Wile, et al.

Invoice: 2213007
July 7, 2023

Invoice Summary

Professional Fees Through June 30, 2023	\$41,286.00
Disbursements	\$12,560.00
Amount Due – Current Period:	<u>\$53,846.00</u>

To pay by wire transfer, route to:

Miller Nash LLP, U.S. Bank National Association
Account # 1536-0646-7352, Routing # 123000220,
Swift Code USBKUS44IMT
Bank address: 321 SW 6th Avenue, Portland, OR 97204

To pay by credit card, use this link:

<https://secure.lawpay.com/pages/millernash/operating>

To pay by check, remit to:

PO Box 3585
Portland, OR 97208-3585

Accounts due and payable in U.S. dollars upon receipt. Please include invoice number with remittance.
Invoice may not include all fees and expenses incurred prior to statement closing date. Late charges of .75% per month (9% annually) will accrue on all amounts unpaid after 30 days from date of invoice. Tax ID # 93-0410518.

July 7, 2023

Invoice Detail

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/01/23	E. Decker	2.8	Revise draft PPB settlement agreement (1.5); telephone call with counsel for Pacific Premier Bank re revisions to settlement agreement (.4); telephone call with Hannah Schmidt re settlement agreement and calls from investors (.3); virtual meeting with John Knapp re claims bar and settlement approval order (.1); revise draft claims bar order (.5)
06/01/23	D. Foraker	0.5	Series of emails re Pacific Premier Bank settlement agreement matters
06/01/23	H. Harmon	0.3	Exchange emails with Hannah Schmidt and compile collection of pleadings filed with court since last case scheduling order for upload to investors website
06/01/23	T. Sand	1.3	Review and revise PPB settlement agreement (1.0); telephone call with Matt Donohue re PPB settlement agreement (.3)
06/02/23	E. Decker	1.4	Telephone call with counsel for Riverview Bank re draft settlement agreement (.3); virtual meeting with Tom Sand re settlement implementation and documentation (.5); revise draft claims bar order (.6)
06/02/23	D. Foraker	0.2	Emails with Edward Decker re PPB settlement agreement revisions
06/02/23	T. Sand	0.5	Virtual meeting with Edward Decker re settlement implementation and documentation
06/05/23	E. Decker	1.3	Revise draft claims bar order
06/06/23	E. Decker	1.3	Virtual meeting with John Knapp re drafting motion for settlement approval and revisions to draft claims bar order (.8); revise draft claims bar order (.5)
06/06/23	J. Knapp	0.8	Virtual meeting with Edward Decker re drafting motion for settlement approval and revisions to draft claims bar order

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/06/23	T. Sand	0.2	Review status of settlement documents
06/06/23	M. Tyler	2.3	Continued drafting complaint comparison chart of claims made in litigation against Riverview Bank and Pacific Premier Bank
06/08/23	E. Decker	2.7	Revise draft settlement approval order and claims bar order
06/09/23	E. Decker	1.2	Virtual meeting with Tom Sand and John Knapp (.6); revise draft claims bar order (.6)
06/09/23	J. Knapp	1.5	Review and comment on claims bar order (.9); virtual meeting with Edward Decker and Tom Sand re claims bar order issues (.6)
06/09/23	T. Sand	1.6	Review draft claims bar order and analyze strategy for court approval of settlement agreements (1.0); virtual meeting with John Knapp and Edward Decker (.6)
06/12/23	E. Decker	3.0	Prepare for virtual meeting with Oregon investors' counsel and David Foraker re bank settlements (.5); attend virtual meeting with Oregon investors' counsel and David Foraker re bank settlements (.6); virtual meeting with David Foraker re meeting follow-up (.3); telephone call with Hannah Schmidt re meeting follow-up (.2); revise draft claims bar order (1.4)
06/12/23	D. Foraker	1.7	Legal research re claims bar orders in receivership cases (.4); emails with litigation team re bi-monthly AEM investor counsels' meeting (.2); email to Chris Kayser et al re confirmation of AEM receiver/AEM investor meeting and related emails (.2); virtual meeting with Chris Kayser, Mike Esler, John Stephens, Jon Hunt, Bridget Donegan, John Rake, and Edward Decker re bank settlements (.6); virtual meeting with Edward Decker re meeting follow up (.3)
06/12/23	J. Knapp	2.2	Review and comment on draft claims bar order
06/12/23	T. Sand	0.2	Review status of negotiations over settlement documents
06/12/23	B. Shattuck	0.2	Obtain copy of Eighth Circuit case re claims bar order

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/13/23	E. Decker	1.2	Revise draft order approving bank settlements
06/13/23	D. Foraker	5.9	Revise and edit proposed order approving bank settlements and related emails to litigation team
06/13/23	J. Knapp	0.3	Emails with Edward Decker and Matthew Donahue re claims bar order
06/13/23	L. Peterson	0.1	Emails with Streamline Imaging re adjustments to database access
06/13/23	T. Sand	1.6	Review edits to draft order approving bank settlements and comments by David Foraker (1.5); email Matt Donohue re PPB settlement agreement (.1)
06/14/23	E. Decker	3.8	Revise draft bank settlement approval order (.5); virtual meeting with David Foraker, John Knapp, and Tom Sand (in part) re revisions to proposed form of bank settlement approval order (1.1); analyze research re enforceability of state court bar order from Pacific Premier Bank's counsel (1.5); correspond with Pacific Premier Bank's counsel re draft settlement agreement and bar order (.7)
06/14/23	D. Foraker	1.9	Review and edit drafts of proposed order approving bank settlements (.8); virtual meeting with Edward Decker, John Knapp, and Tom Sand (in part) re revisions to proposed form of bank settlement approval order (1.1)
06/14/23	J. Knapp	1.1	Virtual meeting with David Foraker, Edward Decker, and Tom Sand (in part) re revisions to proposed form of bank settlement approval order
06/14/23	T. Sand	1.4	Email Matt Donohue re settlement documents (.2); virtual meeting with David Foraker, John Knapp and Edward Decker re revisions to proposed form of bank settlement approval order (.3); review and revise draft order (.9)
06/15/23	D. Foraker	0.2	Series of emails re follow-up negotiations with banks' counsel on forms of bank settlement agreement and settlement approval order

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/15/23	T. Sand	0.3	Email David Foraker, John Knapp, and Edward Decker re settlement implementation
06/16/23	E. Decker	0.4	Virtual meeting with David Foraker re client questions re bank settlements
06/16/23	D. Foraker	1.1	Review email from Hannah Schmidt re request for client meeting to discuss bank settlements with spreadsheet of estimated distributions to Oregon and Beattie investor groups under bank settlement scenarios and related emails (.3); virtual meeting with Edward Decker re client questions about bank settlements (.4); email to Chris Kayser et al re transmittal of spreadsheet of estimated distributions to Oregon and Beattie investor groups under bank settlement scenarios and related email to Hannah Schmidt (.4)
06/19/23	D. Foraker	0.1	Emails with Hannah Schmidt and from John Stephens and Bridget Donegan re bank settlements
06/20/23	E. Decker	0.1	Analyze PPB's revised draft of settlement agreement
06/20/23	D. Foraker	0.8	Review PPB's revised draft of settlement agreement and related emails (.3); review email from Mike Esler with questions about spreadsheet information on estimated recoveries by investor groups under proposed bank settlements and request for additional information and related emails to Hannah Schmidt and to Mike Esler et al (.5)
06/20/23	T. Sand	0.4	Review status of negotiations over settlement documents
06/21/23	E. Decker	0.1	Prepare for meeting with PPB and Riverview Bank counsel re form of settlement agreement
06/21/23	D. Foraker	0.1	Review email from Hannah Schmidt re Mike Esler's questions about bank settlements

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/22/23	E. Decker	1.9	Virtual meeting with Matt Donohue, Chip Paternoster, David Foraker, Tom Sand, and John Knapp re final revisions to forms of settlement agreement and bank settlement approval order (.5); follow-up virtual meeting with David Foraker and John Knapp (.1); virtual meeting with Clyde Hamstreet, Hannah Schmidt, Martha Cohn, David Foraker, and John Knapp re bank settlement issues (1.3)
06/22/23	D. Foraker	6.3	Virtual meeting with Matt Donohue, Chip Paternoster, Tom Sand, John Knapp, and Edward Decker re final revisions to forms of settlement agreement and bank settlement approval order (.5); follow-up virtual meeting with Edward Decker and John Knapp (.1); revise and prepare execution versions of PPB settlement agreement and Riverview Bank settlement agreement (2.7); virtual meeting with Clyde Hamstreet, Hannah Schmidt, Martha Cohn, Edward Decker, and John Knapp re bank settlement issues (1.3); email to Mike Esler re response to questions about bank settlements (1.0); emails to Clyde Hamstreet and to Matt Donohue and Chip Paternoster re transmittal of settlement agreements for execution and related matters (.7)
06/22/23	J. Knapp	2.1	Review PPB's revised draft of settlement agreement (.2); virtual meeting with Matt Donohue, Chip Paternoster, David Foraker, Tom Sand, and Edward Decker re final revisions to forms or settlement agreement and bank settlement approval order (.5); follow-up virtual meeting with David Foraker and Edward Decker (.1); virtual meeting with Clyde Hamstreet, Hannah Schmidt, Martha Cohn, David Foraker, and Edward Decker re bank settlement issues (1.3)
06/22/23	T. Sand	0.8	Review status of settlement documents and issues to be resolved (.3); virtual meeting with Matt Donohue, Chip Paternoster, David Foraker, John Knapp, and Edward Decker re final revisions to forms of settlement agreement and bank settlement approval order (.5)

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/23/23	D. Foraker	0.6	Emails with Martha Cohn with copies of countersigned signature pages of settlement agreements and re need for address correction (.1); prepare revised and countersigned execution versions of settlement agreements (.2); email to Matt Donohue and Chip Paternoster re delivery of partially-executed counterparts of settlement agreements and related emails (.3)
06/23/23	L. Peterson	0.2	Review Streamline Imaging invoice for accuracy and email same to Joseph Vance
06/26/23	D. Foraker	0.3	Emails to Matt Donohue and Chip Paternoster re follow-up on status of execution of settlement agreements and related emails (.2); emails with Chris Kayser et al re cancellation of bi-monthly meeting (.1)
06/27/23	E. Decker	0.3	Virtual meeting with David Foraker re bank settlement agreements (.2); correspond with Pacific Premier Bank counsel re bank settlement approval order (.1)
06/27/23	D. Foraker	2.3	Telephone conference with Matt Donohue re PPB's requested additional revisions to settlement agreement (.2); virtual meeting with Edward Decker re same (.2); exchange messages with Clyde Hamstreet re same (.1); telephone conference with Clyde Hamstreet and Hannah Schmidt re PPB's proposed settlement agreement revisions and related issues (.3); telephone conference with Matt Donohue re receiver's approval of settlement agreement revisions (.1); telephone conference with Chip Paternoster re final revisions to bank settlement agreements (.1); review email from Matt Donohue with markup of PPB settlement agreement marked to show proposed final revisions (.1); prepare revised final execution versions of bank settlement agreements and related emails with Matt Donohue and Chip Paternoster (1.0); email to Clyde Hamstreet, Hannah Schmidt, and Martha Cohn re transmittal of revised final execution versions of bank settlement agreements for signature (.2)
06/27/23	T. Sand	0.3	Review latest revisions to bank settlement agreement and settlement approval order

July 7, 2023

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/28/23	D. Foraker	0.6	Review email from Martha Cohn with counterpart signature pages of bank settlement agreements and prepare agreements for delivery to bank counsel (.2); emails to Matt Donohue and Chip Paternoster re transmittal of partially-executed counterparts of bank settlement agreements (.3); email to Matt Donohue re follow-up request for PPB's final suggested edits to proposed order approving bank settlements (.1)
06/29/23	D. Foraker	0.8	Emails with Hannah Schmidt re status of bank settlement agreements (.1); emails with Matt Donohue and Chip Paternoster re follow-up on status of execution of bank settlement agreements (.2); emails with Matt Donohue re PPB's additional requested changes to proposed order approving bank settlements (.3); review email from Matt Donohue with fully-executed counterpart of PPB settlement agreement and related emails (.2)
06/29/23	T. Sand	0.2	Email to Matt Donohue and to David Foraker re latest edits to settlement documents
06/29/23	M. Tyler	1.1	Revise and update complaint comparison chart of claims made in litigation based on amended complaint filed in Beattie case
06/30/23	D. Foraker	0.3	Emails with Chip Paternoster re status of execution of Riverview Bank settlement agreement (.1); email from Chip Paternoster re delivery of fully-executed counterpart of settlement agreement and related emails (.2)

July 7, 2023

Fee Summary

<u>Professional</u>	<u>Title</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
T. Sand	Partner	8.8	\$865	\$7,612.00
D. Foraker	Partner	23.7	685	16,234.50
J. Knapp	Partner	8.0	625	5,000.00
E. Decker	Partner	21.5	505	10,857.50
M. Tyler	Associate	3.4	395	1,343.00
B. Shattuck	Associate	0.2	370	74.00
L. Peterson	Paralegal	0.3	305	91.50
H. Harmon	Paralegal	0.3	245	73.50
Summary Total:		66.2		\$41,286.00

Disbursement Summary

<u>Disbursements</u>	<u>Amount</u>
Hogan Mediation LLC; Invoice#: 1177: Mediation services	10,000.00
Streamline Imaging (ACH); Invoice#: 38083: Data management services	2,560.00
Disbursement Total:	\$12,560.00

Invoice Summary

Professional Fees Through June 30, 2023	\$41,286.00
Disbursements	<u>\$12,560.00</u>
Amount Due - Current Period:	<u>\$53,846.00</u>



Clyde A. Hamstreet & Associates, LLC
Attn: Clyde A. Hamstreet
One SW Columbia Street, Suite 1575
Portland, OR 97258

Account: 721921.0019
Investigation of Adjunct Litigation Claims Against AEI/AEMM Lenders

Invoice: 2213008
July 7, 2023

Invoice Summary

Professional Fees Through June 30, 2023	\$1,197.50
Disbursements	<u>\$0.00</u>
Amount Due – Current Period:	<u>\$1,197.50</u>

To pay by wire transfer, route to:

Miller Nash LLP, U.S. Bank National Association
Account # 1536-0646-7352, Routing # 123000220,
Swift Code USBKUS44IMT
Bank address: 321 SW 6th Avenue, Portland, OR 97204

To pay by credit card, use this link:

<https://secure.lawpay.com/pages/millernash/operating>

To pay by check, remit to:

PO Box 3585
Portland, OR 97208-3585

Accounts due and payable in U.S. dollars upon receipt. Please include invoice number with remittance.
Invoice may not include all fees and expenses incurred prior to statement closing date. Late charges of .75% per month (9% annually) will accrue on all amounts unpaid after 30 days from date of invoice. Tax ID # 93-0410518.

July 7, 2023

Invoice Detail

<u>Date</u>	<u>Professional</u>	<u>Time</u>	<u>Description of Services</u>
06/12/23	E. Decker	0.5	Virtual meeting with David Foraker re fraudulent transfer issues (.2); telephone call with Hannah Schmidt re fraudulent transfer issues (.2); analyze prior work product on fraudulent transfer issues (.1)
06/12/23	D. Foraker	0.2	Virtual meeting with Edward Decker re fraudulent transfer claim issues
06/26/23	E. Decker	0.6	Analyze Ross Miles' transactions during receivership for potential fraudulent transfer claims
06/27/23	E. Decker	1.0	Analyze potential claims regarding Ross Miles assets (.5); telephone call with Hannah Schmidt and Martha Cohn re potential claims involving Ross Miles assets (.5)

Fee Summary

<u>Professional</u>	<u>Title</u>	<u>Time</u>	<u>Rate</u>	<u>Amount</u>
D. Foraker	Partner	0.2	\$685	\$137.00
E. Decker	Partner	2.1	505	1,060.50
Summary Total:		2.3		\$1,197.50

Invoice Summary

Professional Fees Through June 30, 2023	\$1,197.50
Disbursements	<u>\$0.00</u>
Amount Due - Current Period:	<u>\$1,197.50</u>

EXHIBIT C



CREATIVE | DIGITAL | PUBLIC RELATIONS

INVOICE

Gard Communications
1140 SW 11th, Suite 300
Portland, OR 97205

Hannah Schmidt
Hamstreet & Associates - AEM
General Receiver in American Eagle Mortgage
Receivership Proceedings
John.Knapp@MillerNash.com
David.Foraker@MillerNash.com
hschmidt@hamstreet.net

Number	15364
Date	06/30/23
Job Number	AEM-003
PO#	--
Charge#	--

Job Name: Microsite Updates & Maintenance

Agency Contact Mary Wasson

Description	Hours Billed	Amount
Account Services	3.60	\$455.00
Professional Services Subtotal:	3.60	\$455.00
Website support	0.50	\$87.50
Interactive Subtotal:	0.50	\$87.50
TOTAL:	4.10	\$542.50

PAYMENT TERMS: net 30 days

Invoice Detail Report

Invoice : 15364 Client : Hamstreet & Associates - AEM (AEM)

Reference: **Date:** **Vendor/Staff:** **Hours:** **Billed:**

AEM-003 Microsite Updates & Maintenance

Account Services:				Rate	Hrs	Amount
414938	06/01/23	MW	Mary Wasson <i>AEM litigation document uploads (91 documents)</i>	\$125.00	2.00	\$250.00
413999	06/06/23	NK	Naureen Khan <i>Chat with MW</i>	\$175.00	0.10	\$17.50
414979	06/06/23	MW	Mary Wasson <i>Review monthly billings</i>	\$125.00	0.50	\$62.50
415030	06/14/23	MW	Mary Wasson <i>Document upload</i>	\$125.00	0.50	\$62.50
416154	06/30/23	MW	Mary Wasson <i>Document uploads</i>	\$125.00	0.50	\$62.50
					3.60	\$455.00

Website support:				Rate	Hrs	Amount
414031	06/01/23	AP	Arthur Parker <i>issue with large PDF</i>	\$175.00	0.50	\$87.50
					0.50	\$87.50

AEM-003 TOTAL 4.10 \$542.50

INVOICE #15364 TOTAL: 4.10 \$542.50

EXHIBIT D



Real Estate • Hospitality • Cross-Border Transactions

T +52 (624) 146.9205 | Toll Free USA 1 (877) 773.3172
Crt. Transp. Km. 30. Plaza Los Portales, Local 205
C.P. 23406, San Jose del Cabo, B.C.S., México

INVOICE

Invoice # 22713
Date: 07/07/2023
Due On: 07/22/2023

Clyde A. Hamstreet & Associates, LLC, as AEM Receiver
One SW Columbia Street, Suite 1575
Portland, OR 97258
United States

General Advisory - Mar de Plata

Services

Attorney	Date	Notes	Quantity	Rate	Total
JB	06/01/2023	K - POAs Sea Breeze translation payment	0.25	\$100.00	\$25.00
BR	06/05/2023	Conference Call: Kreston re: recommended amendments to the Mar de Plata Trust to reduce tax exposure.	1.00	\$350.00	\$350.00
JB	06/06/2023	Follow up: K Sea Breeze Translation.	0.25	\$100.00	\$25.00
IM	06/12/2023	Communications: wNat re. MDP agreements; wEvelyn re. MIA process	0.25	\$130.00	\$32.50
BR	06/12/2023	Communications: phone call and emails Hannah re: Jim Hart listing, general update.	0.50	\$350.00	\$175.00
IM	06/13/2023	communications wTeam re. MDP EIS;	0.40	\$130.00	\$52.00
JB	06/13/2023	Email: Requesting Hanna Shimdt authorization for AEM 500, LLC/Michael James Hines/ Sea Breeze Baja Mortgage Cancellation translations.	0.25	\$100.00	\$25.00
IM	06/14/2023	weekly call wEvelyn and AEM Team re. updates and EIS process	0.50	\$130.00	\$65.00
IM	06/15/2023	Discussions: weekly call re. EIS; review of agmnts; internal wNat re. pendings; revisions to addendum and send Daniel for review and signature;	1.20	\$130.00	\$156.00
IM	06/16/2023	communications w Evelyn re. Parcela 152 Title; email re same; review of docs and recording data	0.40	\$130.00	\$52.00
IM	06/21/2023	Communications: wEvelyn and team re. Maris call	0.10	\$130.00	\$13.00

BR	06/21/2023	Draft: revisions to Controlling Beneficiary/AML memo. Communications Oscar re same.	0.60	\$350.00	\$210.00
IM	06/22/2023	Conference Call: wMDP Team & Maris re. EIS and Profepa Inspection; call wBen re. same, status, and next steps	0.80	\$130.00	\$104.00
IM	06/26/2023	Review: Adjust financing addendum for automation; discuss on team re. MDP contracts; communications wAle and Nat on same	1.00	\$130.00	\$130.00
IM	06/27/2023	Meeting: Zoom Client and Ben re environmental permits/PROFEPA procedure, next steps. Meeting Evelyn re updates. Discuss wBen on same	1.20	\$130.00	\$156.00
IM	06/27/2023	Discussions: review of MDP docs & developer approvals incl. environmental process; status and discuss automation; meeting wBen and Alejandra	0.50	\$130.00	\$65.00
IM	06/27/2023	Draft: Developer approvals chart, incl. HOA formation, EIS process, Cert no liens, etc; analyze and update legalboards; review of MDP sales-purchase-closing process	1.50	\$130.00	\$195.00
BR	06/28/2023	Communications: Hannah re: terminating Jim.	0.20	\$350.00	\$70.00
BR	06/28/2023	Review: and analyze Kreston's proposed revisions to Mar de Plata trust. Phone call Palomino re: same. Email observations to Kreston.	0.80	\$350.00	\$280.00
IM	06/30/2023	Review: & revisions to developer approvals chart; discussions wAle on same	0.50	\$130.00	\$65.00
BR	07/05/2023	Meeting: Teams Kreston re: Mar de Plata trust restructuring and tax planning.	1.00	\$350.00	\$350.00
BR	07/07/2023	Communications: Hannah re: Jim termination, Andrew Profepa violation,	0.30	\$350.00	\$105.00
				Services Subtotal	\$2,700.50

Expenses

Type	Date	Attorney	Notes	Quantity	Rate	Total
Expense	06/14/2023	BR	Notary Fees: Express Apostille Service -Apostille AEMMX 200 Corp Docs	1.00	\$285.00	\$285.00
				Expenses Subtotal		\$285.00
				Subtotal		\$2,985.50

General Advisory

Attorney	Date	Notes	Quantity	Rate	Total
GR	06/30/2023	Local Management & Banking Support June, 2023	1.00	\$200.00	\$200.00
Subtotal					\$200.00
Subtotal					\$3,185.50
Total					\$3,185.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
22686	06/22/2023	\$2,375.00	\$0.00	\$2,375.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
22713	07/22/2023	\$3,185.50	\$0.00	\$3,185.50
Outstanding Balance				\$5,560.50
Total Amount Outstanding				\$5,560.50

Please make all amounts payable to: Rosen Law

Please pay within 15 days.

EXHIBIT E

KRESTON BSG

KBS110829KX4

Domicilio Fiscal:

OSA MAYOR 2523 11 CORREDEOR COMERCIAL
DESARROLLO ATLIXCAYOTL, Puebla, Puebla,
MEXICO, C.P: 72193.

Expedido en: 72193

601 - General de Ley Personas
Morales

COMPROBANTE FISCAL DIGITAL INTERNET

I - Ingreso

Folio Fiscal: C7BC5303-9F6D-46D0-A51B-B0FB7ECA4399
No. de Serie Cert. del SAT: 00001000000505142236
Fecha y hora de Certificación: 2023-07-07 11:39:22

DATOS DE ELABORACIÓN

2023-07-07 11:39:20

Serie y Folio Interno: K1300022097
Serie Certificado del Emisor: 00001000000509469578
Método de Pago: PUE - Pago en una sola exhibición
Moneda: Dolar de EE. UU.

DATOS DEL CLIENTE

Nombre: Clyde Hamstreet & Associates LLC
RFC: XEXX010101000
Calle: 1 SW Suite 1575
Colonia: Columbia
Municipio: Oregon
Código Postal: 72193Uso CFDI:
Estado: Portland
País: Estados Unidos

CANTIDAD	DESCRIPCIÓN	UNIDAD DE MEDIDA	PRECIO UNITARIO	IMPORTE
1	84111600 Auditoria de Estados Financieros	1 - E48	3,075.00	3,075.00

Auditoria de Estados Financieros Parcialidad 4/4

Forma de Pago: 03 - Transferencia electrónica de fondos - Tipo de Cambio: 17.004

Importe Con Letra: TRES MIL SETENTA Y CINCO DÓLARES 00/100 USD

Subtotal:	3,075.00
IVA 16%:	0.00
Total:	3,075.00

SELLO SAT

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SELLO DIGITAL DEL CFDI

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CADENA ORIGINAL DEL COMPLEMENTO DE CERTIFICACIÓN DEL SAT

||1.1|C7BC5303-9F6D-46D0-A51B-B0FB7ECA4399|2023-07-07T11:39:22|MAS0810247C0|JX5cclHwK/4AdrGmHGIVo1Os0007h6LDsnZrA5i6YDgRJI1svd8r
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xuk7QwNmK2Br162WeryzrVhFGy2N6NGIQwYHWMHJa4uOQ==|00001000000505142236|

