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GOVT. CODE, § 6103**

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10 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
11 FOR THE COUNTY OF LOS ANGELES  
12

13 THE PEOPLE OF THE STATE OF ) Case No. 21STCP01822  
CALIFORNIA, by and through the )  
14 Commissioner of Financial Protection and ) PETITION FOR LIMITED RECEIVER  
Innovation, ) (Fin. Code, § 17636)  
15 )  
16 Petitioner, )  
17 )  
18 v. )  
19 BUILDERS DISBURSEMENTS, INC., )  
Respondent. )  
20 )  
21 )

22 Petitioner, the People of the State of California, by and through the Commissioner of  
23 Financial Protection and Innovation (Commissioner), administers the provisions of the California  
24 Escrow Law (Fin. Code, § 17000 et seq.) (Escrow Law), and the regulations issued pursuant thereto  
25 (Cal. Code Regs., tit. 10, § 1700 et seq.) (CCR), which regulate the business and activities of  
26 independent escrow agents.

27 The Commissioner having issued an Order Taking Possession of the Trust Funds and Escrow  
28 Records of Builders Disbursements, Inc. (Builders Disbursements) under Financial Code section

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1 17621, respectfully states:

2 1. Builders Disbursements is a joint control agent, which was licensed by the  
3 Commissioner under Financial Code section 17005.1 of the Escrow Law of the state of California  
4 (Fin. Code, § 17000 et seq.) (Escrow Law) beginning in 1966.

5 2. Builders Disbursements is an active California corporation.

6 3. Builders Disbursements' principal place of business is located at 601 East Glenoaks  
7 Boulevard, Suite 101, Glendale, California.

8 4. Ryan C. Murphy (Murphy) is Builder Disbursements' CEO, CFO, and registered  
9 agent.

10 5. On or about October 22, 2019, the Commissioner revoked Builders Disbursements'  
11 joint control agent's license. Despite the fact that the company's license was revoked, the  
12 Commissioner retains jurisdiction over Builders Disbursements under Financial Code section  
13 17609.2.

14 6. Under the revocation order, Builders Disbursements was no longer permitted to accept  
15 new joint control business, but could continue to disburse trust funds and service existing customers'  
16 joint control fund transactions. (Fin. Code, § 17609.) After the Commissioner had revoked its license,  
17 Builders Disbursements continued to disburse trust funds and to service existing customers' joint  
18 control fund transactions.

19 7. On or about August 5, 2019, the Commissioner commenced a special regulatory  
20 examination of the books and records of Builders Disbursements. The Commissioner's examination  
21 disclosed the following:

22 a. Since at least December 31, 2016, Builders Disbursements failed to reconcile at least  
23 once each month the bank statements of its trust account held at Bank of America (Trust Account)  
24 with the escrow ledger and escrow liability controlling account in violation of Financial Code section  
25 17404 and CCR section 1732.2.

26 b. Since at least June 30, 2017, Builders Disbursements failed to establish and maintain  
27 currently its general ledger reflecting the assets, liabilities, capital income and expense of the  
28 business in violation of Financial Code section 17404 and CCR sections 1732 and 1732.3.

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1           c.       In failing to perform its monthly bank reconciliations and maintain its books and  
2 records, Builders Disbursements caused a trust shortage (debit balance) to exist in the Trust Account  
3 in the amount of \$165 in violation of CCR section 1738.1.

4           d.       Builders Disbursements knowingly or recklessly caused the disbursal of trust funds  
5 not in accordance with escrow instructions in violation of Financial Code section 17414, subdivision  
6 (a)(1) and CCR sections 1738 and 1738.2 by allowing the bank to assess NSF fees of \$1,585.72  
7 against the Trust Account. Builders Disbursements failed to replace the trust funds from its general  
8 account to cover the NSF fees that the bank withdrew from the Trust Account to cover the overdraft  
9 transactions drawn on Builders Disbursements' Trust Account.

10          e.       Builders Disbursements knowingly or recklessly caused the disbursal of trust funds  
11 not in accordance with escrow instructions in violation of Financial Code section 17414, subdivision  
12 (a)(1) and CCR sections 1738 and 1738.2, when it disbursed \$1,000.00 in trust funds to Quach Tai  
13 on July 19, 2019. Murphy confirmed that the transaction was unauthorized.

14          f.       Under Financial Code section 17406, subdivision (c), a licensee whose escrow agent's  
15 license has been revoked shall submit to the Commissioner, at its own expense, on or before 105 days  
16 after the effective date of the revocation, a closing audit report. The Commissioner revoked Builders  
17 Disbursements' license on October 22, 2019, but Builders Disbursements failed to submit its closing  
18 audit report to the Commissioner in violation of Financial Code section 17406, subdivision (c).

19          g.       A review of Builders Disbursements' escrow trial balance as of August 31, 2020,  
20 reflected an escrow liability of \$372,013.87. Despite having \$372,013.87 in trust liability, Builders  
21 Disbursements' Trust Account held at Bank of America only had a balance of \$200,607.55 (as of  
22 August 31, 2020).

23          8.       For these reasons, the Commissioner determined that the manner in which Builders  
24 Disbursements was conducting its business was unsafe and injurious, and on March 2, 2021, issued to  
25 Builders Disbursements an Order to Discontinue Escrow Activities Under Financial Code Section  
26 17415.

27          9.       The inability of Builders Disbursements to cure the aforementioned defects caused the  
28 Commissioner, on or about March 2, 2021, to issue a Demand For and Order Taking Possession of

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1 the Trust Account and Escrow Records of Builders Disbursements Under Financial Code Section  
2 17621 and an Order Appointing Conservator under Financial Code section 17630. The Orders were  
3 necessary to offer any possible protection to the escrow customers of Builders Disbursements.

4 10. On March 3, 2021, under the Order Appointing Conservator, Byron Z. Moldo of the  
5 law firm Ervin Cohen & Jessup LLP (Conservator) took possession of the Trust Account and escrow  
6 records of Builders Disbursements.

7 11. Under Financial Code section 17622, Builders Disbursements had ten days to apply to  
8 the Superior Court for an order to enjoin further proceedings by the Commissioner. The ten-day  
9 period provided by Financial Code section 17622 has expired, and Builders Disbursements has not  
10 sought to contest the actions of the Commissioner described in paragraph 9., above.

11 12. Since taking possession of the Trust Account and escrow records of the business on  
12 March 3, 2021, the Conservator has conducted his preliminary review of Builders Disbursements'  
13 books and records to ascertain any trust shortage.

14 13. The Conservator's review disclosed that Builders Disbursements has used multiple  
15 trust accounts (hereinafter, subsidiary trust accounts) at seven banks to receive funding for its jobs. In  
16 the majority of the subsidiary trust accounts, checks written to disburse funds from such accounts for  
17 deposit into Builders Disbursements' Trust Account held at Bank of America did not always provide  
18 job numbers, making it impossible for the Conservator to track disbursements for jobs in the  
19 subsidiary trust accounts into which multiple jobs were funded. Only one of the subsidiary trust  
20 accounts held funds for one job. All of the other subsidiary trust accounts contained funds for  
21 multiple jobs, and the jobs' funds were commingled, thus making it impossible for the Conservator to  
22 allocate an overage or shortage to any specific job or jobs.

23 14. Builders Disbursements, in addition to commingling funds among multiple jobs in  
24 individual subsidiary trust accounts, commingled funds among the subsidiary trust accounts by  
25 transferring monies from one subsidiary trust account to another in order to cover trust shortages and  
26 other disbursements drawn on the subsidiary trust accounts.

27 15. To illustrate the Conservator's findings, the following is a description of the activity in  
28 one of the seven banks holding Builders Disbursements' subsidiary trust accounts. Builders

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1 Disbursements initially opened a subsidiary trust account ending in 0144 at American Plus Bank.  
2 Since July 1, 2018, account 0144 reflects transactions for at least seven jobs, including three jobs that  
3 are still open. The three jobs that are currently open include Job 875025, for which transactions since  
4 October 15, 2019 were processed in newly opened account number 4211; Job 875119, for which  
5 transactions since October 15, 2019 were processed in newly opened account number 4203; and Job  
6 875147, for which transactions since October 15, 2019 were processed in newly opened account  
7 number 4054.

8 a. **Account 0144.** The activity in Builders Disbursements' subsidiary trust account  
9 ending in 0144, after three additional accounts were opened at American Plus Bank, consisted of  
10 disbursing the account balance of \$1,221,302.84 as of September 30, 2019 and receiving and  
11 disbursing funds from the three additional subsidiary trust accounts. The Conservator has concluded  
12 that it is not possible to identify disbursements for specific jobs, because the job numbers are not  
13 reflected on cancelled checks drawn on the account. Further, although account 0144 was designated  
14 for Job 875130, no deposits reflected on the statements reviewed indicated that they were for Job  
15 875130. The balance in the account is currently \$409.83 and available funds for Job 875130 are  
16 \$69,030.59 (as reflected in Builders Disbursements' job cost processing system report); thus, there is  
17 a resulting shortage of \$68,620.76 in account 0144. The Conservator cannot identify or attribute the  
18 shortage in account number 0144 to any specific job or jobs.

19 b. **Account 4211.** Builders Disbursements' account 4211 was used for Job 875025 for  
20 transactions since October 15, 2019. But these transactions were only for about one-fifth of the funds  
21 drawn for this job. Funds were deposited into this account designated for Job 875130, but it is not  
22 possible to determine if or for what job these funds were disbursed, since the job numbers are not  
23 always reflected on the cancelled checks drawn on the account. The balance in this account is  
24 currently \$116,568.08. According to Builders Disbursements' job cost processing system report, the  
25 available funds for Job 875025 is \$0.00; thus, account 4211 has an overage of \$116,568.08, which  
26 cannot be identified or attributed to any specific job or jobs. Transfers to this account from account  
27 0144 (Job 875130) do not appear justified, as account 0144 reflects a shortage of \$68,620.76. Further,  
28 on April 8, 2021, Builders Disbursements transferred \$6,000.00 to this account from account number

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1 4054 (Job 875147). At approximately the same time, Builders Disbursements issued a check in the  
2 amount of \$6,000.00 payable to the Trust Account with the notation, "Surplus in Shenandoah and  
3 BJW Allen" (which would reference Jobs 875025 and 875130, respectively).

4 c. **Account 4203.** Builders Disbursements' subsidiary trust account ending in 4203 held  
5 at American Plus Bank was to be used for Job 875119 beginning on October 15, 2019.  
6 Approximately two-thirds of the funds disbursed from account 4203 pertained to Job 875119. No  
7 funds were deposited into the account for Job 875130, yet Builders Disbursements disbursed  
8 \$34,820.90 from this account to account 0144 for Job 875130. The balance in the account is currently  
9 \$480.04. The available funds for Job 875119 is \$0.04, resulting in an overage of \$480.00. The  
10 Conservator concluded that the \$480.00 overage appears to be a net overage comprised of an overage  
11 of \$32,300.90 for Job 875119, a shortage of \$34,820.90 for Job 875130, and an overage of \$3,000.00,  
12 resulting from an unidentified deposit in February 2021. The deposit appears to have been made to  
13 cover what would have been a net shortage of \$2,520.00, which cannot be identified or attributed to  
14 any specific job or jobs.

15 d. **Account 4054.** Builders Disbursements' subsidiary trust account ending in 4054 was  
16 used for Job 875147 for transactions since October 15, 2019. These transactions were for about two-  
17 thirds of the funds drawn for Job 875147. There were no funds deposited into this account designated  
18 for Job 875130, yet funds of \$307,540.00 were disbursed from this account to account 0144 for Job  
19 875130. There were no funds deposited into this account designated for Job 875025, yet funds of  
20 \$6,000.00 were disbursed from this account to account 4211 for Job 875025. The balance in this  
21 account is currently \$2,500.00 with available funds for Job 875119 is \$0.00, resulting in an overage  
22 of \$2,500.00. There appears to be a net overage in the account of \$316,040.00 for Job 875147, a  
23 shortage of \$307,540.00 for Job 375130, and a shortage of \$6,000.00 for Job 875025.

24 16. Builders Disbursements used the Trust Account to disburse the funds it received from  
25 the subsidiary trust accounts to pay vendors. The checks issued to vendors from the Trust Account  
26 contain job numbers, but a list of such checks is not available in an accessible electronic form. The  
27 Conservator has concluded that it is unlikely that it would be possible for him to reconcile  
28 transactions among the subsidiary trust accounts, the Trust Account, and Builders Disbursements' job

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1 cost processing system. Builders Disbursements does not reconcile its job cost processing system to  
2 its banking transactions, as is typically done by escrow companies (whereby escrow ledgers reflect  
3 transactions and balances for each open escrow and are reconciled to the transactions and balance in  
4 the trust bank account).

5 17. Based upon the Conservator's preliminary review, the subsidiary trust accounts have  
6 an aggregate net overage of \$280,915.68. It is not possible for the Conservator to allocate or attribute  
7 any portion of the overage to any specific job or jobs.

8 18. The Conservator concluded that Builders Disbursements' Trust Account has  
9 outstanding checks totaling \$291,000.70, and a current account balance of \$125,418.29, thus  
10 reflecting a Trust Account shortage of \$165,582.41. It is not possible for the Conservator to allocate  
11 or attribute any portion of the shortage to any specific job or jobs.

12 19. The net overage in the trust accounts is \$115,333.27, after the Trust Account shortage  
13 is deducted from the aggregate net overage, which the Conservator has identified in the subsidiary  
14 trust accounts. It is not possible for the Conservator to allocate or attribute any portion of this amount  
15 to any specific job or jobs.

16 20. On review of Builders Disbursements' books and records and assets, the  
17 Commissioner has concluded that it would be futile to proceed under a conservatorship with the  
18 conduct of the business of Builders Disbursements, as there are no assets from which to pursue the  
19 avenues necessary to allocate to specific jobs any portion of the overages and shortages identified in  
20 the subsidiary trust accounts, allocate the Trust Account shortage to specific jobs, identify all of the  
21 trust fund claimants, and to restore the subsidiary trust accounts and Trust Account to the extent  
22 feasible, and thereby make the trust fund claimants as whole as possible.

23 21. Under Financial Code section 17636, the Commissioner is authorized to petition the  
24 Superior Court for the appointment of a receiver to wind up the affairs of a licensee after having  
25 taken possession of the licensee.

26 22. The Commissioner submits that the appointment of a receiver by this Court over  
27 Builders Disbursements is necessary to properly wind up the trust account affairs of Builders  
28 Disbursements and to provide the greatest protection possible to the customers of Builders

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1 Disbursements. Furthermore, a situation exists wherein irreparable harm will be suffered by the  
2 public unless and until a receiver is appointed over Builders Disbursements in order to wind up its  
3 trust account affairs.

4 23. Under section 11180 of the Government Code, the Commissioner, as head of the  
5 Department of Financial Protection and Innovation (Department), may make investigations and  
6 prosecute actions concerning all matters relating to the business activities and subjects under the  
7 jurisdiction of the Department and violations of any law or rule or order of the Department. (Gov.  
8 Code, § 11180, subd. (a)-(b).) As stated previously, Builders Disbursements was a licensee of the  
9 Commissioner, the head of the Department. Under Financial Code section 17636, the Commissioner  
10 may petition the Court for the appointment of a receiver to liquidate the affairs of a licensee once he  
11 has taken possession of the business.

12 Wherefore, the Commissioner prays:

13 A. That this Court issue an order naming Byron Z. Moldo of the law firm of Ervin Cohen  
14 & Jessup LLP as the receiver over the escrow trust funds of Builders Disbursements, including, but  
15 not limited to, the subsidiary trust accounts, Trust Account, and any indemnity funds paid by Escrow  
16 Agents' Fidelity Corporation pursuant to any proof of claim filing, any bond or insurance policy  
17 maintained by Builders Disbursements or of which it is a beneficiary, and all bank and escrow  
18 records pertinent thereto (collectively, the Trust Property), whether directly or indirectly, owned  
19 beneficially or otherwise by, or in the possession, custody or control of Builders Disbursements or  
20 Murphy, or to which Builders Disbursements or Murphy, have any right of possession, custody or  
21 control, regardless of whomsoever holds such property, in order to obtain an adequate accounting of  
22 the Trust Property and trust liabilities; secure a marshaling of such property; and to begin winding-up  
23 and liquidating the Trust Property affairs of Builders Disbursements in accordance with the  
24 provisions of the Escrow Law, and for said order appointing such receiver to further provide that:

25 (1) The receiver prior to entry upon the duties described herein, take an oath to faithfully  
26 perform the duties of a receiver and to observe all of the instructions of this Court;

27 (2) The receiver is authorized, empowered, and directed:

28 (a) To review, observe, discover, and make notes regarding all the Trust Property of, or in



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1 the possession of Builders Disbursements, wherever situated, including all trust accounts of Builders  
2 Disbursements in financial depository institutions and of any other Trust Property in which Builders  
3 Disbursements has an interest regardless by whom it may be held on an ongoing basis pursuant to this  
4 Court's order;

5 (b) To undertake an independent review into the financial condition of the Trust Property  
6 and escrow transactions of Builders Disbursements and to render a report within 90 days reflecting  
7 the existence and value of all Trust Property subject to the review, observation or discovery by the  
8 receiver and of the extent of the trust liabilities, both those claimed by others to exist and those which  
9 the receiver believes to be the legal trust obligations of Builders Disbursements, and any further  
10 information the receiver believes may assist in an equitable disposition of this matter, and to include  
11 in its report the receiver's opinion regarding the ability of Builders Disbursements to meet its trust  
12 obligations, and his recommendation regarding the best method of distributing the Trust Property to  
13 the owners thereof;

14 (c) To file within 30 days of his qualification and appointment hereunder, a preliminary  
15 inventory of all Trust Property of which he shall then have reviewed, observed, and discovered  
16 pursuant to this Court's order. Additionally, the receiver is to file one or more supplemental  
17 inventories when and if he shall subsequently come into knowledge of additional items appropriate to  
18 said inventory;

19 (d) To retain and employ Ervin Cohen & Jessup LLP as his attorney(s) to assist, advise  
20 and represent the receiver in the performance of his duties and responsibilities;

21 (e) To retain and employ Dominic LoBuglio, CPA, Inc. as his accountants, and such other  
22 such persons, clerical and professional, to perform such tasks as may be necessary to aid the receiver  
23 in the performance of his duties and responsibilities;

24 (f) To be the sole signatory on all trust bank accounts and bank accounts of Builders  
25 Disbursements;

26 (g) To bring such proceedings as are necessary to enforce the provisions hereof;

27 (h) To bring such actions as are necessary to modify the provisions hereof;

28 (i) To make such payments and disbursements from the Trust Property so taken into

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1 custody, control, and possession of the receiver or otherwise received by him, as may be necessary  
2 and advisable in discharging his duties as receiver;

3 (j) To preserve Trust Property;

4 (k) To institute, prosecute, defend, compromise, intervene and become a party either in  
5 his own name or in the name of Builders Disbursements to such suits, actions, or proceedings as may  
6 be necessary for the protection, maintenance, recoupment, or preservation of the Trust Property of  
7 Builders Disbursements and its escrow parties, with prior court approval; and

8 (l) To divert, take possession of and secure all mail of Builders Disbursements and in  
9 order to screen such mail for correspondence relating to the Trust Property, returning non-property  
10 mail to Murphy, the CEO, CFO, and registered agent of Builders Disbursements, and to effect a  
11 change in the rights to use any and all post office boxes and other mail collection facilities used by  
12 Builders Disbursements.

13 B. The receiver is hereby vested with, and is authorized, directed, and empowered to  
14 exercise, all of the powers of Builders Disbursements' officers and directors or persons who exercise  
15 similar powers and perform similar duties, with respect to the Trust Property, whose authority is  
16 hereby suspended; and Builders Disbursements' officers, agents, employees, representatives,  
17 directors, successors in interest, attorneys in fact and all persons acting in the concert or participating  
18 with them, are hereby divested of, restrained and barred from exercising any of the powers herein  
19 vested in this receiver.

20 C. Any local, state, or federal law enforcement and regulatory agency having jurisdiction  
21 over matters relating to Builders Disbursements' business shall be entitled to review, without  
22 exception, all reports of the receiver and all books, records, and files on Builders Disbursements in  
23 the possession of the receiver at any time during normal business hours, and to make any abstract or  
24 copies of said documents as it desires.

25 D. Builders Disbursements and its respective officers, directors, agents, servants,  
26 employees, successors, assigns, affiliates, and other persons or entities under their control and all  
27 persons or entities in active concert or participation with them, and each of them, shall turn over to  
28 the receiver records, documentation, charts and descriptive material, which relate, directly or

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1 indirectly, to the Trust Property of Builders Disbursements or otherwise belonging to their escrow  
2 transaction parties, now held by Builders Disbursements or any of them.

3 E. This Court will retain jurisdiction of this action in order to implement and carry out  
4 the terms of all orders and decrees that may be entered herein or to entertain any suitable application  
5 or motion by the Commissioner or receiver for additional relief or modification of any order made  
6 herein within the jurisdiction of this Court.

7 F. During the pendency of this receivership, except by leave of court, all parties to  
8 escrows held by Builders Disbursements and any other persons seeking relief of any kind, in law or  
9 in equity, from Builders Disbursements relating to the Trust Property, and all others acting on behalf  
10 of any such parties or other persons including sheriffs, marshals, servants, agents and employees are  
11 restrained from:

- 12 (1) Commencing, prosecuting, continuing, or enforcing any suit or proceeding;
- 13 (2) Executing or issuing or causing the execution or issuance of any court attachment,  
14 subpoena, replevin, execution, or other process for the purpose of impounding or taking possession of  
15 or interfering with or creating or enforcing a lien upon any Trust Property owned or in the possession  
16 of Builders Disbursements or its affiliates, or the receiver appointed herein, wherever situated;
- 17 (3) Taking, retaining, retaking, or attempting to retake possession of any Trust Property;
- 18 (4) Withholding or diverting any Trust Property obligation;
- 19 (5) Doing any act or other thing whatsoever to interfere with the possession of or  
20 management by the receiver herein and of the Trust Property, controlled by or in the possession of  
21 Builders Disbursements or to in any way interfere with said receiver or to interfere in any manner  
22 during the pendency of this proceeding with the exclusive jurisdiction of this Court over the Builders  
23 Disbursements Trust Property.

24 G. At such time as the financial condition of the property has been ascertained by the  
25 receiver and at such time as the Trust Property has been marshaled and all trust liabilities have been  
26 determined, the receiver shall file an application with the Court for disposition of such Trust  
27 Property. The application shall propose in detail the winding-up and the distribution of trust funds. If  
28 necessary, the receiver shall be authorized to propose and carry out a partial distribution, retaining

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1 such funds pending final distribution as are necessary to finance any pertinent litigation or the  
2 remaining operation of the receivership.

3           H.       The receiver shall be paid an hourly rate of \$600.00 for his services and shall be  
4 entitled to reimbursement for usual and customary expenses, including out-of-pocket expenditures on  
5 behalf of the receivership estate, which shall be paid from the trust funds of Builders Disbursements,  
6 and that the State of California shall have no liability whatsoever for any costs, fees, or out-of-pocket  
7 expenses that may result from such receivership. The receiver shall prepare interim statements on a  
8 monthly basis for payment of reasonable fees and expenses incurred by the receiver and any  
9 professional retained by the receiver, who, shall be entitled to payment of said fees and expenses on  
10 account as hereinafter provided. Copies of such statements shall be promptly filed with the Court and  
11 served on all attorneys of record for parties in this action, who shall have ten calendar days following  
12 the filing and service of such statement to file any objections thereto with the Court, and serve any  
13 such objections by email and mail on the receiver. If no objections are filed with the Court and served  
14 within the ten calendar-day period, the receiver shall thereupon draw funds from the receivership  
15 estate sufficient to pay 100 percent of out-of-pocket expenses and 75 percent of such fees, including  
16 all professional fees, and other expenses such as in office copying charges, without further order of  
17 the Court. If any objections are filed, the receiver may draw funds from the receivership estate  
18 sufficient to pay any amounts as to which there is no objection, and the Court will conduct a hearing  
19 on any objections upon motion of the receiver or the objecting party. At such hearing, the  
20 compensation of the receiver or other professional making application, as well as allowable  
21 disbursements and expenses, will be determined by the Court, and the receiver will be directed to  
22 draw funds from the receivership estate to pay 100 percent and 75 percent, respectively, of the  
23 amounts so determined by the Court. Notwithstanding such interim monthly payments of fees and  
24 expenses, all fees and expenses shall be submitted to the Court for its approval by a properly noticed  
25 request for fees, stipulation of all parties or the receiver's Final Account and Report. Upon approval  
26 of the fees and expenses of the receiver or other professional, any hold back amounts still due and  
27 owing to the receiver or other professional shall be paid from the receivership estate.

28           I.       The disbursement of Builders Disbursements' Trust Account funds is prohibited until

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1 a reconciliation of Builders Disbursements' account has been completed and the Commissioner has  
2 approved the reconciliation of which such approval shall not be unreasonably withheld, except to pay  
3 the costs and expenses of the receivership as provided for in paragraph H., above.

4 J. For an order that the receiver shall not be required to file a bond with the Court in this  
5 matter.

6 Dated: June 3, 2021  
7 Los Angeles, California

MANUEL P. ALVAREZ  
Commissioner of Financial Protection &  
Innovation

9 By \_\_\_\_\_  
10 BLAINE A. NOBLETT  
11 Attorney for Petitioner  
12 Commissioner of Financial Protection &  
13 Innovation

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