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Superior Court Of California
County Of Los Angeles

DEC 05 2017

Sherri R. Carter, Executive Officer/Clerk
By E. Salcido, Deputy

1 Robb Evans & Associates LLC
11450 Sheldon St.
2 Sun Valley, CA 91352
Telephone (818)768-8100
3 Facsimile (818) 768-8802
Email: bkane@robbevans.com

4 Receiver in the matter of:

5
6 SUPERIOR COURT OF THE STATE OF CALIFORNIA
7 FOR THE COUNTY OF LOS ANGELES, SOUTH DISTRICT

FAXED

8
9 Randolph Anthony Garcia and Victorianna
10 Hendrickson, Trustees of The Amended and
Restated Garcia Family Trust UTD October
11 28, 2009, individually, and as Limited Partner
of the CA Pedersen Client Investment Pool
12 Limited Partnership; Randolph Anthony
Garcia and Martha Garcia, Trustees of The
13 Amended and Restated 1996 Garcia Family
Trust, individually and as Limited Partner of
14 the CA Pedersen Client Investment Pool
Limited Partnership; and RMG Corporation,
15 Limited Partner of CA Pedersen Client
Investment Pool Limited Partnership;

16 Plaintiffs,

17 vs.

18
19 Carol A. Pedersen, C.P.A., Individually, Carol
A. Pedersen, General Partner of CA Pedersen
20 Client Investment Pool Limited Partnership;
CA Pedersen Client Investment Pool Limited
21 Partnership; Dayantha Manilal Fernando,
C.P.A., an individual, Carol A. Pedersen,
22 Partner of Pedersen & Fernando, CPAs;
Dayantha Manilal Fernando, Partner of
23 Pedersen & Fernando, CPAs; Pedersen &
Dayantha Manilal Fernando, Partner of
24 Pedersen & Fernando, CPAs; Pedersen &
Fernando, CPAs, Carol Pedersen, President,
25 Director and Sole Owner of CA Pedersen
Accountancy Corporation; CA Pedersen
26 Accountancy Corporation; Dland Flip, LLC,
General Partner of Carol Pedersen Family
27 Limited Partnership; Carol Pedersen Family
Limited Partnership; Dland Flip, LLC; Hedwig
28 & Fawkes, LLC, General Partner of Unicorn
Partners XXIV Fund, L.P., Unicorn Partners

Case No. NC061364

Assigned to Judge Michael P. Vicencia
Dept. 26

REPORT OF 30 DAY INVENTORY

Action Filed: August 31, 2017
CMC: January 29, 2018
Trial Date: Unassigned

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XXIV Fund, L.P.; Hedwig & Fawkes, LLC,
John Pedersen, an individual; Andrew
Pedersen, an individual; Steve Pedersen, an
individual; Mark Delmar Hawkins, an
individual; Maurcen Ellen Ashley, an
individual; Mark Lewis Hawkins, an
individual; Brett A. Hawkins, an individual;
and Does 1 Through 100,

Defendants.

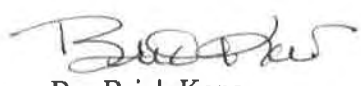
Pursuant to paragraph 4. E. of the Order Appointing a Receiver, the Receiver hereby submits its
inventory of all property it has reviewed observed and/or discovered.

A schedule of real properties is attached as Exhibit 1.

A schedule of accounts at financial institutions is attached as Exhibit 2.

Dated: December 5, 2017

Robb Evans & Associates LLC



By: Brick Kane

President

EXHIBIT 1

ROBB EVANS & ASSOCIATES LLC
Receiver of
Carol A. Pedersen CPA, et al
REAL PROPERTY

Address	Vested	1st TD	2nd TD	3rd TD	4th TD	5th TD
505 Gould Ave Herrmosa Beach, CA 90254	Carol Pedersen Family Limited Ptnrship Carol A Pedersen Gen Partner	TD \$562,500 Dtd 1-23-04 Rec 2-10-04 Trustor: Carol Ann Pedersen, As Trustee of the 2003 Carol Ann Pedersen Family Trust Dated 3-26-03 Bene: Lehman Bros Bank 04-0296118 Est Bal 11/17 \$405,000	TD \$155,000 Dtd 5/4/07 Rec 5/14/07 Trustor Carol Ann Pedersen, an unmarried woman Bene: The William G. Joiner Trust dated 2/6/02, William G. Joiner as Trustee a Corporation 20071161970 (bene interest assigned to related bene)	TD \$200,000 Dtd 4/20/04 Rec 9/29/05 Trustor: Carol Ann Pedersen, Trustee for the 2003 Carol Ann Pedersen Family Trust Bene: Carlos J. Hermosillo 05-2357078 5/14/04 Subord (2007111969) to 20071161970	TD \$200,000 Dtd 4/20/04 Rec 12/10/12 Trustor Carol Ann Pedersen, Trustee for the 2003 Carol Ann Pedersen Family Trust Bene: Carlos J. Hermosillo 20121892474	TD \$310,000 Dtd 8/31/17 Rec 9/7/17 Carol Pedersen Family Limited Partnership Bene Loren & Carol Wall Family Trust 20171017226
3768 Linden Ave Long Beach, CA 90807	Carol Pedersen Family Limited Partnership	TD \$65,500 Eq Line of Cr Dtd 8-22-02 Rec 8-29-02 Trustor: Carol Ann Pedersen, a MW as S&SP Bene: First Bank & Trust 02-2032252	TD \$840,000 Dtd 10-14-04 Red 10-25-04 Trustor Carol Ann Pedersen, An UM Bene: WAMU 04-2736942 Est 11/17 Bal \$620,800	TD 200,000 Dtd 4-20-04 Rec: 9-29-05 Trustor: Carol Ann Pedersen, Trustee for the 2003 Carol Ann Pedersen Fam Tr Bene Carlos J. Hermisillo 05-2357079	TD \$400,000 dtd 8/31/17 Rec 9/7/17 Trustor: Carol Pedersen Family Ltd Partnership Bene Loren & Carol Wall Fam Tr 2017017227	

ROBB EVANS & ASSOCIATES LLC
Receiver of
Carol A. Pedersen CPA, et al
REAL PROPERTY

Address	Vested	1st TD	2nd TD	3rd TD	4th TD	5th TD
6956 Seaborn St Lakewood, CA 90713	Andrew C. Pedersen, a single man as to undiv 50% int. Carol A Pedersen Fam Ltd Ptnrship, Carol A. Pedersen, GP as to an Undiv 50% int	TD \$386,250 Dtd 4/30/10 Rec 5/5/10 Trutor Andrew C. Pedersen ASM& Carol A. Pedersen, AN UW as JT Bene: Flagstar Bank 20100611353 Est Bal \$336,400				
2001 Hillcrest Drive Ventura, CA 93001	Carol A. Pedersen as Trustee of The Carol A. Pedersen 1999 Living Trust AKA The Carol A. Pedersen Living Trust	TD \$136,300. Dtd 12/23/11 Rec 1/10/12 Trutor Carol A Pedersen As Trustee of the Carol A Pedersen 1999 Living Trust AKA as the Carol A Pedersen Living Trust Bene: Ally Bank 20120110-0004455 Est Bal 11/17 \$133,500				
121 S. Pacific St Oceanside, CA 92054 Property is a Timeshare						

ROBB EVANS & ASSOCIATES LLC
Receiver of
Carol A. Pedersen CPA, et al
REAL PROPERTY

Address	Vested	1st TD	2nd TD	3rd TD	4th TD	5th TD
69069 E Vine Maple Dr Rhododendron, Oregon 97049	2003 Carol Pedersen Family Trust, Carol Pedersen also shown of record as Carol Ann Pedersen, Trustee	TD \$321,750. Dtd 12-29-10 Rec 1/4/11 Trustor Carol Pedersen Bene: Sterns Lending Inc 2011-000823 Est Bal 11/17 \$272,200	TD \$225,000 Dtd 3/08/12 Rec 3/09/12 Trustor: Carol Ann Pedersen Bene: Roger K & Dawn Freeman Trustees of Freeman Trust 2012-014212			
<p>Note: The above E Vine Maple Drive property is subject to: Any adverse claim based upon the assertion that: a) Said land or portion thereof is now or at any time has been below the high water mark of Sandy River. b) Said land has been removed from or brought within the boundaries of the premises by the process of erosion or an avulsive movement of Sandy River or has been formed by a process of accretion or reliction or has been created by artificial fill. c) Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of the Sandy River, including any ownership rights which may be claimed by the State of Oregon below the high water mark.</p>						

EXHIBIT 2

ROBB EVANS & ASSOCIATES LLC

Receiver of

Carol A. Pedersen CPA, et al

LIST OF ACCOUNTS OBSERVED

Financial Institution	Account Name	Account Number (Last 4 Digits)	Ending Balance		Status
			Date	Amount	
E-trade	CA Pedersen Client Investment	2040	2/28/2017	0.00	Reviewed and analyzed the records obtained. Accounting reconstruction is complete.
E-trade	Carol A Pedersen	0788	8/31/2017	10.33	Obtained the records. Accounting reconstruction is in process.
E-trade	Carol A Pedersen	3644	3/31/2012	0.00	Obtained the records. Accounting reconstruction is in process.
E-trade	Carol A Pedersen	9584	6/30/2017	0.09	Obtained the records. Accounting reconstruction is in process.
First Bank	CA Pedersen Client Investment Pool	9230	8/31/2017	2.00	Reviewed and analyzed the records obtained. Accounting reconstruction is complete.
First Bank	Carol A. Pedersen Client Trust Account/ CA Pedersen Client Trust Account	6424	8/31/2017	309.09	Obtained the records. Accounting reconstruction is in process.
First Bank	CA Pedersen Accountancy Corp	3165	8/31/2017	161.91	Obtained the records. Accounting reconstruction is in process.
First Bank	Pedersen & Fernando	4067	8/31/2017	1,276.38	Obtained the records. Accounting reconstruction is in process.
First Bank	Inkpace LLC	6709	8/31/2017	0.00	Obtained the records. Accounting reconstruction is in process.
Bank of America	Carol A Pedersen	7287	11/27/2017	382.84	Balance turned over to the Receiver on 12/4/2017.
Bank of America	Carol Pedersen Family Limited Partnership	5917	11/27/2017	14.35	Balance turned over to the Receiver on 12/4/2017.