Docket #0885 Date Filed: 10/18/2026

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1

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In re:	Case No.: 25-15343
CBRM REALTY, INC., *et al*.,	Hon. Michael B. Kaplan
Debtors.[1]	Chapter 11 Hearing Date: TBD Objection Date: TBD

MOTION OF THE CREDITOR RECOVERY TRUSTEE FOR ENTRY OF AN ORDER (I) COMPELLING HINMAN, HOWARD & KATTELL, LLP TO PRODUCE ITS CLIENT AND MATTER LIST, (II) DIRECTING THE TURNOVER TO THE TRUSTEE, AS SUCCESSOR CLIENT, OF THE FILES OF MATTERS IN WHICH A DEBTOR OR A DEBTOR SUBSIDIARY WAS THE CLIENT, AND (III) GRANTING RELATED RELIEF

TO: THE HONORABLE MICHAEL B. KAPLAN,
UNITED STATES BANKRUPTCY JUDGE:

[1] The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: CBRM Realty Inc. (2420), Crown Capital Holdings LLC (1411), Kelly Hamilton Apts LLC (9071), Kelly Hamilton Apts MM LLC (0765), RH Chenault Creek LLC (8987), RH Copper Creek LLC (0874), RH Lakewind East LLC (6963), RH Windrun LLC (0122), RH New Orleans Holdings LLC (7528), RH New Orleans Holdings MM LLC (1951), and Laguna Reserve Apts Investor LLC (N/A). The location of the Debtors' service address in these chapter 11 cases is: In re CBRM Realty Inc., et al., c/o White & Case LLP, 1221 Avenue of the Americas, New York, New York 10020.

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RLA Consulting LLC, in its capacity as Trustee of the Creditor Recovery Trust for CBRM Realty Inc. and Crown Capital Holdings, LLC (the "**Trustee**"), by and through its undersigned counsel, respectfully submits this motion (the "**Motion**") for entry of an order, substantially in the form annexed hereto (the "**Proposed Order**"), compelling Hinman, Howard & Kattell, LLP ("**HH&K**") to comply in part with the Rule 2004 subpoena served on it on August 24, 2026 (the "**Subpoena**"). In support of the Motion the Trustee submits the Declaration of Richard J. Corbi, Esq. (the "**Corbi Declaration**"), filed herewith, and respectfully states as follows:[2]

PRELIMINARY STATEMENT

This Motion seeks two things, and neither of them requires HH&K to disclose a single privileged communication of anyone other than the Trustee's own predecessors.

First, HH&K should produce its client and matter list (Subpoena Requests 1 and 2): for every matter it opened for a Debtor, an affiliate of a Debtor or a Subject Person, the client and matter number, the client of record, the matter name and the open and close dates. That list was due on August 28, 2026. It is a report HH&K's billing system can run. It calls for no document review and no privilege determination, because the identity of a client and the general nature of an engagement are not privileged. HH&K has already done the work that would produce it: its letter of October 16, 2026 reports that it has "identified as responsive some 1,926 files concerning dozens and dozens of former clients." The Trustee has asked for it again in writing at least three times since September 9. HH&K has not produced it.

Second, HH&K should turn over to the Trustee the files of every matter in which the client of record was a Debtor or a subsidiary of a Debtor. Those are not third-party files. The Trustee

[2]Capitalized terms used but not defined herein have the meanings given to them in the Subpoena, the Plans or the Trust Agreement, as applicable. Copies of the Subpoena and its cover letter, the meet-and-confer correspondence, and HH&K's letter of October 16, 2026 are annexed to the Corbi Declaration as Exhibits A, B and C, respectively.

succeeded to the Debtors' rights, privileges and powers under the confirmed Plans, and the equity of CBRM Realty Inc., Crown Capital Holdings LLC and their subsidiaries is vested in the Creditor Recovery Trust. A law firm cannot assert its client's privilege against its client, and a request by the client for its own file requires no privilege review at all. HH&K does not contend otherwise. Its own letter acknowledges that "the Trustee can waive their privilege."

The Trustee is not asking HH&K, in this Motion, to produce the privileged or confidential information of any client that is not a Debtor or a Debtor subsidiary, or to make any privilege determination about those files. Once the Trustee has the client and matter list, he will serve a written demand identifying the specific non-Debtor matters he seeks and the basis for seeking them. HH&K's objections to that demand are reserved, and any dispute can be brought to this Court on a defined record.

That narrowing answers the only burden HH&K has identified. HH&K's letter says the burden lies in having to "untangle these documents, parse what information is privileged, and attempt to determine what could be considered confidential" across non-Debtor clients. The relief requested here requires none of that. Yet rather than produce the list or the Debtors' files, HH&K has announced that it intends to proceed by order to show cause in the United States District Court for the Southern District of New York for "guidance regarding the waiver of any privilege claims of Moshe Silber and affiliated entities" and an order conditioning compliance on payment of its costs, "including any privilege analysis that may be necessary." Mr. Greene has since advised the Trustee's counsel that HH&K intends to file that application early on Monday, October 19, 2026. The "guidance" HH&K seeks turns on which entities are Debtors, which are Debtor subsidiaries, and what rights and privileges passed to the Trustee under the Plans, the Confirmation Orders and the Trust Agreement. Those are questions about this Court's own orders, over which this Court

expressly retained jurisdiction. They should be decided here, once, and not piecemeal in another district.

JURISDICTION, VENUE AND STATUTORY PREDICATES

1. This Court has jurisdiction pursuant to 28 U.S.C. §§ 157 and 1334, the Standing Order of Reference of the United States District Court for the District of New Jersey dated September 18, 2012, and the retention-of-jurisdiction provisions of the Plans and the Confirmation Orders. This is a core proceeding within the meaning of 28 U.S.C. § 157(b)(2)(A), (E) and (O), and venue is proper under 28 U.S.C. §§ 1408 and 1409.

2. The statutory and rule predicates for the relief requested are sections 105(a), 541 and 542(e) of title 11 of the United States Code (the "**Bankruptcy Code**"); Rules 2004, 9014 and 9016 of the Federal Rules of Bankruptcy Procedure (the "**Bankruptcy Rules**"); Rule 45 of the Federal Rules of Civil Procedure (the "**Federal Rules**"); D.N.J. LBR 2004-1; the Plans; the Confirmation Orders; and the Trust Agreement.

BACKGROUND

A. The Debtors, the Plans and the Trustee's Succession to the Debtors' Rights

3. On May 19, 2025, CBRM Realty Inc. and its affiliated debtors (collectively, the "**Debtors**"), including Crown Capital Holdings LLC, filed voluntary petitions under chapter 11 of the Bankruptcy Code in this Court. On September 5, 2025, the Court entered an order [ECF No. 525] confirming the chapter 11 plan of CBRM Realty Inc. and certain of its Debtor affiliates (the "**CBRM Plan**"), which became effective on November 12, 2025. On October 23, 2025, the Court entered an order [Doc. No. 653] confirming the chapter 11 plan of Crown Capital Holdings LLC and certain of its Debtor affiliates (the "**Crown Capital Plan**" and, together with the CBRM Plan,

the "**Plans**"; the two confirmation orders, the "**Confirmation Orders**"), which became effective on January 9, 2026.

4. The Plans established the Creditor Recovery Trust, and RLA Consulting LLC, through Daniel Kamensky, was appointed as Trustee under the Creditor Recovery Trust Agreement [Doc. No. 502-2] (the "**Trust Agreement**"). The Creditor Recovery Trust was appointed as the representative of the Debtors' estates and, from and after the effective date, succeeded to "all rights, privileges, and powers of the Debtors and their Estates" with respect to the assets transferred to it. Crown Capital Confirmation Order ¶ 85; Crown Capital Plan, Art. IV.E.1.[3] The assets vested in the Trust include the equity interests[4] in CBRM Realty Inc. and in Crown Capital Holdings LLC, the RH New Orleans Interests and the Transferred Subsidiaries. CBRM Plan, Art. I.A.37; Crown Capital Plan, Art. I.A.98. The Trustee therefore holds, directly or through the Debtors, the equity of the Debtors' subsidiaries, and controls them.

5. HH&K itself recognizes that the Trust Agreement authorizes the Trustee to waive the attorney-client privilege of the Debtors. *See* Corbi Decl., Ex. C (citing Trust Agreement § 2.3(a)).

6. The Plans provide that this Court retains jurisdiction to "hear and determine disputes arising in connection with the interpretation, modification, implementation, or enforcement of the Plan, or the Confirmation Order, including disputes arising under agreements, documents, or instruments executed in connection with the Plan." CBRM Plan, Art. XI.14; Crown Capital Plan, Art. XI.14.

[3]The Trustee is also vested with the authority to commence, prosecute and settle the Causes of Action vested in the Trust and to "perform all actions and execute all agreements, instruments and other documents necessary to effectuate the purpose of the Creditor Recovery Trust." Crown Capital Confirmation Order ¶ 87.

[4] This also includes he equity interests of Moshe (Mark) Silber.

B. HH&K's Work for the Debtors

7. HH&K acted for the Debtors. CBRM Realty Inc.'s general ledger records payments to HH&K under client number 085196, including two payments of $32,528.29 and $32,528.30 on January 3, 2022 against matter 085196-0000012, "Arbor Copper Ridge and Magnolia Trace," and entries against matter 085196-0000001, "OCS Facility." Corbi Decl., Ex. A (cover letter at 1). The Arbor matter concerns financings of two Debtor-subsidiary properties, Copper Ridge Apts LLC and Magnolia Trace Apts LLC, each of which is listed on Schedule 1 to the Subpoena. *Id.* (Schedule 1, Part 1B).

8. HH&K also acted as counsel to Rhodium BA Holdings, LLC, renamed Vecta Partners LLC on June 1, 2022, in its acquisition of Sunnyside Bancorp, Inc., a transaction to which CBRM Realty Inc. applied $21,196,044.50 of its own funds. *See* ECF No. 857 ¶ 17. The Debtors' records reflect Rhodium BA Holdings, LLC as owned by CBRM Realty Inc. Corbi Decl., Ex. A (cover letter at 3). Whether that entity was a Debtor subsidiary is among the questions the Trustee is investigating; the Trustee does not ask the Court to decide it on this Motion and reserves all rights with respect to it.

C. The Subpoena

9. On August 24, 2026, the Trustee served the Subpoena on HH&K by electronic mail and overnight mail, together with a cover letter of the same date. Corbi Decl. ¶ 3 & Ex. A. HH&K does not dispute service. *See id.*, Ex. C at 1.

10. The Subpoena called for the client and matter list (Requests 1 and 2) by Friday, August 28, 2026, in advance of and separately from the return date of September 14, 2026. Instruction 1 states that those Requests "call for a report from YOUR client and matter records and do not require any document review or privilege determination." *Id.*, Ex. A.

11. From the outset the Subpoena drew the distinction this Motion asks the Court to enforce. Instruction 3 provides that, as to any matter in which a Debtor was HH&K's client of record, no privilege may be asserted against the Trustee; and that, as to any matter in which the client of record was not a Debtor, "THE TRUSTEE does not ask YOU to waive anything: assert the privilege, log it, and identify the client whose privilege it is." *Id.* Schedule 1 lists the Debtors and their subsidiaries, whose complete files are requested (Requests 18 and 21); Schedule 2 lists affiliated non-Debtor entities, as to which only non-privileged documents and a log are requested (Request 19). *Id.*

12. The cover letter offered a rolling production, narrowing of any category HH&K could explain was genuinely burdensome, acceptance of a written statement of no responsive documents as a complete answer to a category, consideration of reasonable documented out-of-pocket costs, and production under the protective order entered in these cases. *Id.*, Ex. A (cover letter at 4); *see* ECF No. 791 (the "**Protective Order**").

D. The Meet-and-Confer Process

13. Counsel for the Trustee spoke with Ronald L. Greene, Esq., the HH&K partner responding to the Subpoena, on September 9, 2026, and the same day confirmed in writing that the first priority was the client and matter list, which was by then twelve days overdue. Corbi Decl. ¶ 5 & Ex. B.

14. Over the following five weeks the Trustee's counsel followed up repeatedly. HH&K's responses reported internal collection efforts but no production: on September 30, that a staff member had gathered materials but "the #'s etc are not lining up"; on October 2, that HH&K was "at aprox 20,000 pp of loan docs" but having "a very hard time confirming what we are gathering is responsive"; and on October 6, that HH&K was waiting for the former deal partner

"to chime in." *Id.* ¶¶ 6–8 & Ex. B. On October 5, the Trustee's counsel responded that the loan documents were responsive for the two Debtor matters under client number 085196, identified those matters, and again asked for the client and matter list. *Id.* ¶ 7 & Ex. B.

15. Following a further call on October 14, 2026, the Trustee's counsel asked in writing for the client and matter list by Friday, October 16, explaining that it "was due on August 28 and should require no document review or relief from the Court." *Id.* ¶ 9 & Ex. B. On October 15, Mr. Greene replied that HH&K would "respond . . . via writing w/ respect to the Trustee's subpoena, its scope and to what extent we can reply re: the debtors ref'd and any relation to the Trust itself." *Id.*

E. HH&K's October 16, 2026 Letter

16. On October 16, 2026, HH&K wrote that it had "identified as responsive some 1,926 files concerning dozens and dozens of former clients"; that "[a] few of these former clients are debtors in the above bankruptcies, and therefore the Trustee can waive their privilege"; that "the vast majority are not debtors" nor appear to be "100% owned subsidiaries of the debtors"; and that some information, even if not privileged, "could be considered 'confidential information' under the Rules of Professional Conduct." Corbi Decl., Ex. C at 1.

17. HH&K stated that it would impose a substantial and undue burden "for HH&K to untangle these documents, parse what information is privileged, and attempt to determine what could be considered confidential," and that its "current intention is to move by Order to Show Cause" in the Southern District of New York for an order "(1) providing guidance regarding the waiver of any privilege claims of Moshe Silber and affiliated entities or, in the alternative, clarifying what is and is not subject to withholding on any grounds . . . ; and (2) conditioning compliance with the Subpoena on payment of HH&K's reasonable costs of complying with the

subpoena, including any privilege analysis that may be necessary." *Id.* at 1–2. The letter states that HH&K "takes no position with regard to the substance of the Subpoena." *Id.* at 2. The same day, Mr. Greene left a voicemail message for the Trustee's counsel restating the contents of the letter. Corbi Decl. ¶ 10.

18. The letter does not produce the client and matter list, does not identify which of the 1,926 files are Debtor files, and does not propose a date for producing them. *Id.* HH&K served no written objection within the fourteen days provided by Federal Rule 45(d)(2)(B); its October 16, 2026 letter, sent fifty-three days after service, is the first written statement of any objection. Corbi Decl. ¶ 11.

ARGUMENT

A. The Relief Is Within Rule 2004, Section 542(e) and This Court's Retained Jurisdiction

19. Bankruptcy Rule 2004 permits the Court, on motion of any party in interest, to order the examination of any entity, including the production of documents, concerning the debtor's acts, conduct or property, its liabilities and financial condition, and any matter that may affect the administration of the estate. Fed. R. Bankr. P. 2004(a)–(c). The scope is deliberately broad. *In re Drexel Burnham Lambert Grp., Inc.*, 123 B.R. 702, 711 (Bankr. S.D.N.Y. 1991); *In re Bennett Funding Grp., Inc.*, 203 B.R. 24, 28 (Bankr. N.D.N.Y. 1996). Its purpose is "to show the condition of the estate and to enable the [trustee] to discover its extent and whereabouts, and to come into possession of it." *Cameron v. United States*, 231 U.S. 710, 717 (1914). A law firm that acted for the Debtors in their financings is an obvious source.

20. D.N.J. LBR 2004-1 governs Rule 2004 subpoenas in this District. Subdivision (d) permits the examinee or a party in interest to move to quash or modify the subpoena, and a motion

filed before the date fixed for compliance stays the subpoena until the Court rules. Subdivision (e) then provides in pertinent part:

> (e) If the examinee fails to comply with a subpoena issued under subdivision (b) and fails to file a motion under subdivision (d), the party issuing the subpoena may file a motion for an order directing an examination or document production under Bankruptcy Rule 2004.

HH&K has neither complied nor moved under subdivision (d), and the dates for compliance have passed: August 28, 2026 for Requests 1 and 2, and September 14, 2026 for the balance. The Trustee accordingly seeks an order of this Court directing production under Bankruptcy Rule 2004.

21. Section 542(e) of the Bankruptcy Code independently provides that, subject to any applicable privilege, after notice and a hearing the court may order "an attorney, accountant, or other person that holds recorded information, including books, documents, records, and papers, relating to the debtor's property or financial affairs" to turn over or disclose that information to the trustee. 11 U.S.C. § 542(e). The files of matters in which a Debtor was the client are recorded information relating to the Debtors' property and financial affairs, and the only privilege that attaches to them is one the Trustee now holds.

22. This Court is the proper forum for that relief. The questions HH&K proposes to put to another court—which entities are Debtors, which are Debtor subsidiaries, whose privilege attaches to which files, and what passed to the Trustee—turn on the Plans, the Confirmation Orders and the Trust Agreement, which this Court entered and approved and over which it retained jurisdiction. CBRM Plan, Art. XI.14; Crown Capital Plan, Art. XI.14. The same questions arise across the Trustee's Rule 2004 program, which includes subpoenas to other law firms and lawyers who acted for the Debtors and for Mr. Silber. The 2013 Advisory Committee Note to Rule 45(f) recognizes that the court presiding over the underlying matter may be the appropriate forum where it "has already ruled on issues presented by the motion or the same issues are likely to arise in

discovery in many districts." Fed. R. Civ. P. 45(f) advisory committee's note to 2013 amendment. Resolving the Debtor-client question once, here, avoids inconsistent rulings on the meaning of this Court's own orders.[5]

B. The Client and Matter List Is Not Privileged and Requires No Review

23. As a general rule, the identity of a client, the fact of a retention and the fee arrangement are not protected by the attorney-client privilege, because they are not confidential communications made for the purpose of obtaining legal advice. *Vingelli v. United States*, 992 F.2d 449, 452 (2d Cir. 1993); *In re Grand Jury Investigation*, 631 F.2d 17, 19 (3d Cir. 1980). The list called for by Requests 1 and 2—client and matter number, client of record, matter name, responsible attorneys and open and close dates—is information of exactly that kind.

24. Nor is producing it burdensome. HH&K has already identified 1,926 responsive files and the clients to which they relate. Corbi Decl., Ex. C at 1. A list of those matters is the output of that work, not a new undertaking. The list is also the instrument that resolves HH&K's stated concern, because it is what separates the Debtor files the Trustee is entitled to receive from the non-Debtor files that are reserved for a later demand. At that time, any dispute concerning any joint attorney-client privilege objection may be resolved. *See In re Teleglobe Comm'ns. Corp.*, 493 F.3d 45 (3d Cir. 2007).

25. HH&K's reference to "confidential information" under the Rules of Professional Conduct does not justify withholding the list. The New York Rules of Professional Conduct, which govern HH&K, permit a lawyer to reveal confidential information when necessary "to comply

[5]HH&K has stated that it intends to seek relief in the Southern District of New York. Should it do so, the Trustee reserves all rights in that court, including to seek transfer of any such application to this Court under Rule 45(f) of the Federal Rules of Civil Procedure. Nothing in this Motion is a concession that any other court is the proper forum for the relief requested herein.

with other law or court order." N.Y. Rules of Prof'l Conduct R. 1.6(b)(6). An order of this Court supplies that authority, and production will be subject to the Protective Order.

C. The Files of Debtor and Debtor-Subsidiary Matters Belong to the Trustee as Successor Client

26. The power to assert or waive a corporation's attorney-client privilege rests with those who control the corporation, and when control passes, the privilege passes with it. *Commodity Futures Trading Comm'n v. Weintraub*, 471 U.S. 343, 348–49, 358 (1985). Upon confirmation and the effective date, control of the privilege passes to the post-confirmation trustee that succeeds to the debtor's rights. *See In re Old BPSUSH Inc.*, No. 16-12373 (KJC), 2019 Bank. LEXIS 1867, at *15-17 (Bankr. D. Del. June 20, 2019) (liquidation trustee succeeded to privilege; counsel could not withhold file from successor client). Here the Trust succeeded to "all rights, privileges, and powers of the Debtors," and holds the equity of the Debtors and, through them, of their subsidiaries. *See* ¶ 4, *supra*.

27. A lawyer cannot assert a client's privilege against the client. Under the law of New York, where HH&K practices, a client is presumptively entitled to the lawyer's entire file on the client's matter, including work product, subject to narrow exceptions. *Sage Realty Corp. v. Proskauer Rose Goetz & Mendelsohn L.L.P.*, 91 N.Y.2d 30, 34–37 (1997). Producing a Debtor's file to the Trustee therefore requires no privilege analysis: the privilege belongs to the party receiving the file. Nor does it implicate any duty of confidentiality, which runs to the same client.

28. HH&K concedes the point as to the Debtors themselves. Corbi Decl., Ex. C at 1. Its only reservation—that most of its former clients do not "appear to be 100% owned subsidiaries of the debtors"—is a matter for the list, not a reason to withhold it. The Proposed Order therefore requires HH&K to identify, for each matter, the client of record, and to produce the files of matters whose client of record is a Debtor or an entity listed on Schedule 1 to the Subpoena. If HH&K

contends that a particular Schedule 1 entity is not a Debtor subsidiary, the Proposed Order requires it to identify that entity and the basis for its contention, so that the Court can resolve the question on a specific record. The party asserting a privilege bears the burden of establishing it, and a generalized assertion that "the entities are significantly intermingled" does not meet that burden.

D. HH&K Has Shown No Undue Burden, and the Relief Requested Eliminates the Burden It Describes

29. Federal Rule 45(d)(1) requires the party serving a subpoena to take reasonable steps to avoid imposing undue burden or expense, and Rule 45(d)(2)(B)(ii) protects a non-party from significant expense resulting from compliance. The burden HH&K describes is the cost of determining, across dozens of non-Debtor clients, what is privileged and what is confidential. Corbi Decl., Ex. C at 1. This Motion asks for none of that. The client and matter list requires no privilege review, and the Debtor files require none because they are being returned to the client. The non-Debtor matters are deferred entirely.

30. Compliance should not be conditioned on the payment of costs. The client and matter list is a report from HH&K's own billing records, and the Debtor files belong to the Trustee as successor client. HH&K has not quantified any expense, let alone shown that compliance with the narrowed relief requested would impose significant expense. To the extent HH&K contends after compliance that it incurred significant expense that Rule 45(d)(2)(B)(ii) requires be shifted, it may apply to this Court on a documented record, and the Trustee reserves all rights in response. That question is no reason to delay production of a list that has been overdue since August 28, 2026, and it cannot justify payment for a "privilege analysis" that the relief requested makes unnecessary.

E. Non-Debtor Matters Are Reserved for a Specific Demand

31. The Trustee does not, by this Motion, seek an order compelling production of any file of a client of record that is not a Debtor or a Debtor subsidiary. Upon receipt of the client and matter list, the Trustee will serve on HH&K a written demand identifying the specific non-Debtor matters and categories of documents he seeks. HH&K's objections to that demand, and the Trustee's positions in response—including that documents exchanged with third parties, records of the receipt, holding and disbursement of funds, and records of who was billed for and who paid HH&K's fees are not privileged—are reserved. The Trustee proposes that any dispute concerning that demand be presented to this Court.

32. Nothing in this Motion withdraws or narrows any Request in the Subpoena, and the Trustee reserves all rights with respect to the Requests not addressed in the Proposed Order.

RELIEF REQUESTED

33. The Trustee respectfully requests entry of the Proposed Order: (a) directing HH&K, within seven (7) days of entry, to produce the client and matter list called for by Requests 1 and 2 of the Subpoena, identifying for each matter the client of record and whether HH&K contends that client is or is not a Debtor or an entity listed on Schedule 1 to the Subpoena, and the basis for any contention that it is not; (b) directing HH&K, within twenty-one (21) days of entry, to turn over to the Trustee the complete file of each matter whose client of record is a Debtor or an entity listed on Schedule 1, including matters 085196-0000001 and 085196-0000012, together with the invoices and time records for those matters; (c) providing that no privilege or duty of confidentiality owed to a Debtor or a Debtor subsidiary may be asserted against the Trustee as a ground for withholding those files; (d) providing that the files of non-Debtor clients shall be addressed by written demand of the Trustee, with objections reserved and disputes to be presented

to this Court; (e) providing that productions are subject to the Protective Order; (f) providing that compliance is not conditioned on the payment of any costs, without prejudice to HH&K's right to apply to this Court for costs after compliance; (g) directing HH&K to file a certification of compliance; and (h) granting related relief.

34. The Trustee does not at this juncture seek sanctions or an award of fees, and reserves all rights in the event compliance with an order of this Court is not forthcoming.

WAIVER OF MEMORANDUM OF LAW

35. Because the legal authorities relied upon are set forth in this Motion, the Trustee respectfully requests that the requirement of D.N.J. LBR 9013-1 that a separate brief be filed be waived.

NOTICE

36. Notice of this Motion has been given to: (a) the Office of the United States Trustee; (b) HH&K, by electronic mail to Ronald L. Greene, Esq. and Daniel H. Roseman, Esq.; (c) the Chapter 7 Trustee of the estate of Moshe Silber, Case No. 25-21650 (MBK), and her counsel; (d) counsel of record for Moshe Silber in Case No. 25-21650 (MBK); (e) counsel to the Debtors; and (f) all parties that have requested notice pursuant to Bankruptcy Rule 2002. The Trustee submits that no other or further notice is required.

NO PRIOR REQUEST

37. No previous motion for the relief sought herein has been made to this or any other court.

CONCLUSION

For the foregoing reasons, the Trustee respectfully requests that the Court enter the Proposed Order and grant such other and further relief as is just, proper and equitable.

Dated: October 19, 2026

Respectfully submitted,

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UNITED STATES BANKRUPTCY COURT **DISTRICT OF NEW JERSEY** Caption in Compliance with D.N.J. LBR 9004-1	
BODNER LAW PLLC 55 Cherry Lane, Suite 101 Carle Place, New York 11514 (516) 444-3923 Jonathan Bodner, Esq. jbodner@bodnerlawpllc.com *Local counsel for RLA Consulting LLC, Creditor Recovery Trustee* -and- **The Law Offices of Richard J. Corbi PLLC** 104 West 40th St., 4th Floor New York, NY 10018 (646) 571-2033 Richard J. Corbi (*pro hac vice*) rcorbi@corbilaw.com *Co-Counsel Counsel for RLA Consulting LLC, Creditor Recovery Trustee*	
In re: CBRM REALTY, INC., *et al*., Debtors.[1]	Case No.: 25-15343 Hon. Michael B. Kaplan Chapter 11 Hearing Date: TBD Objection Date: TBD

DECLARATION OF RICHARD J. CORBI, ESQ.

I, Richard J. Corbi, hereby declare that the following statements are true and correct to the best of my knowledge after due inquiry as described herein:

[1] The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: CBRM Realty Inc. (2420), Crown Capital Holdings LLC (1411), Kelly Hamilton Apts LLC (9071), Kelly Hamilton Apts MM LLC (0765), RH Chenault Creek LLC (8987), RH Copper Creek LLC (0874), RH Lakewind East LLC (6963), RH Windrun LLC (0122), RH New Orleans Holdings LLC (7528), RH New Orleans Holdings MM LLC (1951), and Laguna Reserve Apts Investor LLC (N/A). The location of the Debtors' service address in these chapter 11 cases is: In re CBRM Realty Inc., et al., c/o White & Case LLP, 1221 Avenue of the Americas, New York, New York 10020.

1. I am an attorney-at-law of the State of New York, admitted *pro hac vice* in these chapter 11 cases. I am the founder of The Law Offices of Richard J. Corbi PLLC, co-counsel to RLA Consulting LLC, in its capacity as Trustee of the Creditor Recovery Trust for CBRM Realty Inc. and Crown Capital Holdings, LLC (the "**Trustee**"). My office is located at 104 West 40th Street, 4th Floor, New York, New York 10018.

2. I submit this declaration (the "**Declaration**")[2] in support of the *Motion of the Creditor Recovery Trustee for Entry of an Order (I) Compelling Hinman, Howard & Kattell, LLP to Produce Its Client and Matter List, (II) Directing the Turnover to the Trustee, as Successor Client, of the Files of Matters in Which a Debtor or a Debtor Subsidiary Was the Client, and (III) Granting Related Relief* (the "**Motion**"). I issued the Subpoena and personally conducted the meet-and-confer process with Hinman, Howard & Kattell, LLP ("**HH&K**") described below.

3. I caused the Subpoena, with Exhibit A and Schedules 1 and 2 thereto, and its cover letter to be transmitted to HH&K on August 24, 2026 by electronic mail and by overnight mail, to the attention of Daniel H. Roseman, Esq., at the address stated in the Subpoena. HH&K's letter of October 16, 2026 acknowledges that the Subpoena and cover letter were served on HH&K.

4. Requests 1 and 2 of the Subpoena, which call for HH&K's client and matter list, were due on Friday, August 28, 2026. The Subpoena was returnable on September 14, 2026. HH&K did not produce the client and matter list by August 28, 2026, and has not produced it as of the date of this Declaration.

5. On September 9, 2026, I spoke by telephone with Ronald L. Greene, Esq., a partner of HH&K, and the same day confirmed by electronic mail the Trustee's priorities, beginning with the client and matter list, which was then twelve days overdue.

[2]Capitalized terms used herein but not defined shall have the meanings ascribed to them in the Motion.

6. On September 15, 2026, Mr. Greene wrote that he had spoken with Nir E. Gozal, Esq., formerly of HH&K, and had "a plan…sort of." On September 29, 2026, I asked when production would begin. On September 30, 2026, Mr. Greene responded that a staff member had gathered materials but that "the #'s etc are not lining up."

7. On October 2, 2026, Mr. Greene wrote that HH&K was "at aprox 20,000 pp of loan docs" but was "having a very hard time confirming what we are gathering is responsive." On October 5, 2026, I responded that those loan documents were responsive for the two Debtor matters under client number 085196—matter 085196-0000001 (OCS Facility) and matter 085196-0000012 (the Arbor financings on Copper Ridge and Magnolia Trace)—identified the operating agreements requested, and asked again for the client and matter list.

8. On October 6, 2026, Mr. Greene wrote that he was waiting for Mr. Gozal "to chime in on the drop box contents and the subpoena detail."

9. On October 14, 2026, I spoke with Mr. Greene again and the same day asked in writing that HH&K advise by Friday, October 16, 2026 when the Trustee could expect the client and matter list, noting that it "was due on August 28 and should require no document review or relief from the Court." On October 15, 2026, Mr. Greene replied that HH&K would respond in writing.

10. On October 16, 2026, HH&K transmitted to me by electronic mail a letter of that date from Mr. Greene. The same day Mr. Greene left me a voicemail message in which he restated the contents of the letter. The statements in this paragraph concerning the voicemail message are my account of what Mr. Greene said.

11. HH&K did not serve any written objection to the Subpoena within fourteen days after service. Other than the letter annexed as Exhibit C, HH&K has not served a written objection,

has not moved to quash or modify the Subpoena, and has produced no documents in response to it as of the date of this Declaration.

12. Below is an index of the true and correct copies of the exhibits attached to this Declaration in support of the Motion.

13. Attached to this Declaration are true and correct copies of the exhibits identified in the index below.

Exhibit	**Description**
A	Rule 2004 Subpoena to Hinman, Howard & Kattell, LLP, issued August 24, 2026 and returnable September 14, 2026 (Requests 1 and 2 due August 28, 2026), with Exhibit A and Schedules 1 and 2 thereto, and the cover letter of the same date
B	E-mail correspondence between Richard J. Corbi, Esq. and Ronald L. Greene, Esq. of Hinman, Howard & Kattell, LLP, captioned "CBRM - Hinman - Meet & Confer Follow Up," from September 9, 2026 through October 15, 2026
C	Letter from Ronald L. Greene, Esq., Hinman, Howard & Kattell, LLP, to Richard J. Corbi, Esq., dated October 16, 2026

Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief.

Dated: October 19, 2026

/s/ Richard J. Corbi
Richard J. Corbi, Esq.

EXHIBIT A



The Law Offices of Richard J. Corbi PLLC

104 West 40th Street, 4th Floor

New York, NY 10018

August 24, 2026

Via Electronic Mail and Overnight Mail

Daniel H. Roseman, Esq.
Hinman, Howard & Kattell, LLP
1025 Westchester Avenue, Suite 301
White Plains, New York 10604
Telephone: (914) 694-4102
Email: droseman@hhk.com

Re: ***In re CBRM Realty Inc.*, *et al.*, Case No. 25-15343 (MBK) (Bankr. D.N.J.) - Fed. R. Bankr. P. 2004 Subpoena to Hinman, Howard & Kattell, LLP**
Request for client and matter list by Friday, August 28, 2026

Dear Daniel:

This firm represents Daniel Kamensky of RLA Consulting, LLC, in its capacity as Trustee of the Creditor Recovery Trust for *In re CBRM Realty Inc.* and *In re Crown Capital Holdings LLC* (the "Trustee"), established under the confirmed Chapter 11 Plan of CBRM Realty, Inc. et al., the chapter 11 debtors (collectively, the "Debtors"). Enclosed is a subpoena to your firm issued pursuant to Rule 2004 of the Federal Rules of Bankruptcy Procedure. This is the first subpoena the Trustee has issued to Hinman, Howard & Kattell.

A. Client/Matter List Request Turned Over by August 28, 2026.

Before anything else, and separately from the return date on the subpoena, the Trustee asks for one item by **Friday, August 28, 2026**: a list of every client and matter for which Hinman, Howard & Kattell has opened a file for or in connection with Moshe Silber (also known as Mark Silber), any Debtor, or any entity affiliated with either — with, for each, the client number, the matter number, the matter name, the client of record, the responsible attorney, and the open and close dates.

The Trustee already knows of at least two such matters, because they appear as payees in CBRM Realty Inc.'s own general ledger. On January 3, 2022 CBRM paid your firm two amounts of $32,528.29 and $32,528.30 against **Matter ID 085196-0000012, "Arbor Copper Ridge and Magnolia Trace,"** and the same ledger carries entries against **Matter ID 085196-0000001, "OCS Facility."** The Trustee therefore expects a client number 085196 with a series of matters beneath it, and asks that the list begin there and extend to every other client number under which work was done for any of these people or entities.

This is a report your billing system can run. It is not a document review, it does not require any privilege call, and the Trustee is not asking for the contents of any file in order to get it. It is asked for first because it is the fastest way for both of us to work out what is actually in scope, and because — as explained below — it is what determines who holds the privilege in each file.

B. Background and Trustee Appointment

On May 19, 2025, the Debtors filed voluntary petitions under chapter 11 of title 11 of the United States Code. On October 23, 2025, the Bankruptcy Court entered the order confirming the Debtors' Modified Joint Chapter 11 Plan (the "**Plan**") and authorizing all relief required for its implementation (the "**Confirmation Order**"). Under the Plan, the Creditor Recovery Trust was established as of the Effective Date, and RLA Consulting LLC, through Daniel Kamensky, was appointed as Trustee. The Trustee's appointment is effectuated by the Plan and implemented through the Creditor Recovery Trust Agreement (the "**Trust Agreement**"), which vests the Trustee with full authority to administer the Trust Assets and pursue all associated rights and claims for the benefit of creditors.

Pursuant to the Plan, the Confirmation Order and the Trust Agreement, the Trustee is vested with exclusive authority to administer the Trust Assets and to obtain, collect, and compel turnover of all estate books, records, and electronically stored information, and to investigate and pursue all rights, claims, and causes of action for the benefit of creditors. That authority is further supported by sections 105, 541 and 542 of the Bankruptcy Code and by Rule 2004. Property of the estate includes all legal and equitable interests of the Debtors in property as of the petition date, including books, records, and information relating to the Debtors' financial affairs.

Furthermore, the Trustee steps into the shoes of the Debtors with the authority to either waive or not waive the attorney-client privilege. *See CFTC v. Weintraub*, 471 U.S. 343 (1985). **As to every matter in which a Debtors or their subsidiaries were your firm's client, the Trustee — not Mr. Silber and not any non-Debtor entity — controls that privilege and does not waive it as against the Trust.** The two matters identified above appear on their face to be Debtor matters, since CBRM Realty Inc. was billed for them and paid them. The client and matter list is what will tell us how many others there are.

C. Why This Subpoena Is Directed to Your Firm

Based upon information and belief, Hinman, Howard & Kattell acted as counsel in two distinct capacities that matter listed below.

1. **First, as counsel to Rhodium BA Holdings, LLC. as the acquirer of Sunnyside Bancorp Inc.**

    - The press release announcing the transaction on June 16, 2021 names your firm, together with Venable LLP and Thompson LLP, as legal advisors to Rhodium BA Holdings, LLC.
    - Rhodium BA Holdings, LLC — the buyer under the merger agreement, the applicant before the Federal Reserve, and your firm's client of record on the transaction — was

renamed Vecta Partners LLC on the closing date, June 1, 2022, and appears in the Trustee's books and records as owned by CBRM Realty Inc.

- The release announcing completion states that "Hinman, Howard & Kattell, LLP provided legal counsel to Vecta Partners LLC" — Vecta Partners being the same entity, renamed on the closing date.
- Nir E. Gozal, Esq. of your firm is the designated notice party for the buyer in the Agreement and Plan of Merger dated June 16, 2021, and again in the Subscription Agreement dated June 29, 2022 filed as Exhibit 10.1 to the Form 8-K of July 21, 2022, which gives the address as 707 Westchester Avenue, Suite 407, White Plains.
- The Articles of Amendment filed as Exhibit 3.1 to that same Form 8-K carry your firm and Mr. Gozal as the filing contact.

2. **Second, as counsel to the Debtors and their subsidiaries themselves.**

- CBRM Realty Inc.'s general ledger for 2022.

The second capacity is why the client and matter list matters so much. A file opened for CBRM Realty Inc., Crown Capital Holdings LLC or any of their subsidiaries is a file whose privilege the Trustee now controls. A file opened for Mr. Silber personally is not, and the Trustee is not asking your firm to treat it as though it were. What he is asking is that the two be told apart, matter by matter, rather than the whole file being withheld or the whole file being produced. Rhodium BA Holdings and Vecta Partners ownership may have been held by CBRM Realty during the relevant time period, but remains to be investigated.

D. <u>What the Trustee Is Investigating, and What to Prioritize</u>

The Trustee is investigating the application of $21,196,044.50 of CBRM Realty Inc. cash to the acquisition and capitalization of Sunnyside Bancorp, Inc. and its subsidiary savings association, and the related question of who owns the acquiring entity. CBRM Realty Inc.'s general ledger records the payment as the purchase of Sunnyside Bancorp stock.

CBRM was not the applicant before the Federal Reserve, not a party to the merger agreement, and not listed in the Schedule 13D filed with the Securities and Exchange Commission.

The Trustee draws your particular attention to one entity. **Rhodium BA Holdings, LLC — the buyer under the merger agreement, the applicant before the Federal Reserve, and your firm's client of record on the transaction — was renamed Vecta Partners LLC on the closing date, June 1, 2022, and appears in the Trustee's books and records as owned by CBRM Realty Inc.** That is the heart of the matter. If CBRM Realty Inc. holds an interest in the entity your firm formed and represented, then your firm's file on the transaction is a file whose privilege the Trustee now controls. If CBRM Realty Inc. does not hold that interest, then a Debtor paid $21,196,044.50 for something it did not receive. The Trustee does not yet know which of those is correct, and your firm's formation, capitalization and closing records are the most direct available means of finding out.

The Trustee asks that your firm prioritize the Vecta and Sunnyside matters ahead of everything else in the enclosed schedule. Group B of Exhibit A is that material, and if it is easier

to produce Group B first and the balance afterwards on an agreed schedule, that is not merely acceptable — it is what the Trustee would prefer.

E. Timing and Practicalities

The subpoena is returnable **September 14, 2026**. The client and matter list is asked for by **Friday, August 28, 2026**. A rolling production is acceptable and expected. If a category is genuinely burdensome, tell me which and why and we will narrow it. If your firm holds nothing responsive to a category, a short written statement saying so, with a description of the search performed, is a complete answer as to that category. The Trustee will consider reasonable, documented out-of-pocket costs of production.

On privilege: the Trustee asks that your firm log rather than simply withhold, and that any claim be asserted matter by matter rather than categorically, so that the Debtor-client question can be resolved on a proper record. Nothing in this subpoena seeks the substance of legal advice given to a non-Debtor client, and the Trustee does not ask your firm to make the waiver decision — only to identify which files belong to which client.

F. Confidentiality

The Trustee will treat what is produced as confidential and will use it solely for the administration of these estates. A protective order has been entered in these cases at Doc. No. 788, and the Trustee is prepared to proceed under it.

G. Litigation Hold Notice

The Trustee also demands that Hinman, Howard & Kattell and its affiliates, members, directors, officers, employees, representatives, professionals, and agents preserve any and all documents, data, property, and communications, from all sources, in their possession, custody, or control, which relate to the Trustee's claims and causes of action surrounding the Property.

"**Documents, data, property and communications**" as used in this notice means not only hard copy documents and files, but also electronically and digitally stored information such as audio recordings, videotape, e-mail, text messages, instant messages, word processing documents, spreadsheets, databases, calendars, telephone logs, contact manager information, Internet usage files, and all other electronic information maintained, created, and/or received by the Debtor and/or its members, managers, directors, officers, employees, representatives, professionals, interim chief strategy officer, and agents.

"**Sources**" include all hard copy files, computer hard drives (including those found in copy machines, fax machines, and document scanners), removable media (e.g., CDs, DVDs, and thumb or flash-drives), laptop computers, tablets, PDAs, Blackberry devices, smartphones, and any other items or locations where hard copy and electronic data may be stored.

The laws and rules prohibiting destruction of evidence apply to electronically-stored information in the same manner that they apply to other evidence. Due to its format, electronic information is easily deleted, modified, or corrupted. Accordingly, Hinman, Howard & Kattell and its affiliates, members, directors, officers, employees, representatives, professionals, and

agents must take every reasonable step to preserve this information until the final resolution of the dispute concerning the Property. This may include, but would not be limited to, an obligation to discontinue all data destruction and backup tape recycling policies. With regard to electronic data created subsequent to the date of delivery of this letter, relevant evidence should not be destroyed and you and your affiliates, directors, officers, employees, representatives, professionals, interim chief strategy officer, and agents are to take the necessary steps required to avoid destruction of such evidence.

H. Conclusion

Accordingly, enclosed please find a subpoena issued pursuant to Rule 2004 of the Federal Rules of Bankruptcy Procedure (the "**2004 Subpoena**"), which requires the production of certain documents and information relating to these matters. The specific categories are set forth in Exhibit A attached to the 2004 Subpoena.

The 2004 Subpoena is returnable on **September 14, 2026, at 11:00 a.m. (Eastern Time)**. All responsive documents and information shall be produced to the Trustee's accountants using the following drop box address:

[redacted]

HBM Management Associates, LLC
Attn: Harry Malinowski
6 Elmwood Lane
Syosset, NY 11791

Please call me if it would be easier to work any of this out on the telephone. I am glad to do that today or tomorrow, and Mr. Kamensky is available as well. You can reach me at (646) 571-2033 or rcorbi@corbilaw.com.

Please be advised that failure to timely comply with the enclosed Rule 2004 subpoena may result in the Trustee seeking appropriate relief from the Bankruptcy Court, including enforcement of this subpoena and the imposition of sanctions. The Trustee expressly reserves all rights and remedies.

Very truly yours,

THE LAW OFFICES OF RICHARD J. CORBI PLLC
Counsel to CBRM Creditor Recovery Trustee

/s/ Richard J. Corbi
Richard J. Corbi, Esq.

Encl.: Rule 2004 Subpoena with Exhibit A
cc: Mr. Daniel Kamensky, Creditor Recovery Trustee

B2540 (Form 2540 – Subpoena for Rule 2004 Examination) (12/15)

UNITED STATES BANKRUPTCY COURT
District of New Jersey

In re CBRM Realty Inc., et al. Debtor	Case No. 25-15343 (MBK) Chapter 11

SUBPOENA FOR RULE 2004 EXAMINATION

To: Hinman, Howard & Kattell, LLP, Attn: Daniel H. Roseman, Esq., 1025 Westchester Avenue, Suite 301, White Plains, New York 10604
(Name of person to whom the subpoena is directed)

☐ **Testimony:** YOU ARE COMMANDED to appear at the time, date, and place set forth below to testify at an examination under Rule 2004, Federal Rules of Bankruptcy Procedure. A copy of the court order authorizing the examination is attached.

[Testimony command NOT checked — this is a documents-only subpoena.]

☒ **Production:** YOU ARE COMMANDED to produce at the time, date and place set forth below the following documents, electronically stored information, or objects, and to permit inspection, copying, testing, or sampling of the material:

PLACE: HBM Management Associates, LLC, Attn: Harry Malinowski, 6 Elmwood Lane, Syosset, NY 11791, or electronically to [redacted]	DATE AND TIME: **September 14, 2026 at 11:00 a.m. (Eastern Time)** **Requests 1 and 2 (client and matter list) are due Friday, August 28, 2026.**

See attached EXHIBIT A.

The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached – Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so.

Date: August 24, 2026

/s/ Richard J. Corbi
Attorney's signature

The name, address, email address, and telephone number of the attorney representing RLA Consulting LLC, in its capacity as Trustee of the Creditor Recovery Trust for *In re CBRM Realty Inc.* and *In re Crown Capital Holdings LLC*, who issues or requests this subpoena, are: Richard J. Corbi, 104 West 40th St., 4th Fl., New York, NY 10018, rcorbi@corbilaw.com; (646) 571-2033

[PAGES 2 AND 3 OF THE OFFICIAL FORM — Proof of Service, and the reprint of Fed. R. Civ. P. 45(c), (d), (e) and (g) (effective 12/1/13) — are inserted unchanged from Official Form B2540 (12/15) at finalization.]

EXHIBIT A

DEFINITIONS

1. As used herein, the term **"YOU"** means HINMAN, HOWARD & KATTELL, LLP, including all predecessors, successors, affiliates, offices, departments and practice groups, and each of its partners, associates, of counsel, employees, paralegals, agents, contractors, vendors and custodians of records, including Nir E. Gozal, Esq. and Daniel H. Roseman, Esq.

2. As used herein, the term **"ALL DOCUMENTS"** means all documents and communications in YOUR possession, custody or control, or otherwise available to YOU, including documents held by any vendor, off-site storage provider or third party on YOUR behalf.

3. As used herein, the term **"ANY"** and "ALL" are used interchangeably and each means "any and all."

4. As used herein, the term **"AND"** and "OR" shall be construed conjunctively or disjunctively, whichever makes the Request more inclusive.

5. As used herein, the term **"BANKRUPTCY COURT"** means the United States Bankruptcy Court for the District of New Jersey.

6. As used herein, the term **"THE TRUSTEE"** means RLA Consulting LLC, through Daniel Kamensky, in its capacity as Trustee of the Creditor Recovery Trust established under the confirmed Modified Joint Chapter 11 Plan of the DEBTORS.

7. As used herein, the term **"CONCERNING"** means relating to, referring to, describing, evidencing, constituting, discussing, reflecting, mentioning, analyzing, considering, comprising, containing, setting forth or otherwise pertaining to, in whole or in part.

8. As used herein, the term **"DEBTOR"** or "DEBTORS" means CBRM Realty Inc., CBRM Holdings LLC and Crown Capital Holdings LLC, together with any of their affiliated Debtors in the above-captioned chapter 11 cases and their controlled entities and subsidiaries.

9. As used herein, the term **"AFFILIATES"** means any individual or entity directly or indirectly owned, controlled by, under common control with, acting for the benefit of, or otherwise affiliated with the DEBTORS, Moshe Silber (a/k/a Mark Silber), his wife Miriam Mizrachi (a/k/a Miriam Silber, a/k/a Miriam Mizrahi), or Fredrick (Frederick) Schulman, whether or not any such person or entity is identified as a client of record.

10. As used herein, the term **"DOCUMENT"** has the broadest meaning permitted by Fed. R. Civ. P. 34, made applicable by Fed. R. Bankr. P. 7034 and 9016, and includes all writings, records and electronically stored information of every kind, in native format with metadata intact.

11. As used herein, the term **"ELECTRONICALLY STORED INFORMATION"** or "ESI" means all information stored in any electronic medium, including e-mail and attachments, text and instant messages, messaging application communications, document management systems, billing and time-entry systems, conflicts and new-business-intake systems, closing-set repositories, cloud storage, backups and associated metadata.

12. As used herein, the term **"INCLUDING"** means "including without limitation."

13. As used herein, the term **"PERSON"** means any natural person, firm, corporation, limited liability company, partnership, proprietorship, joint venture, trust, association, governmental body or other entity.

14. As used herein, the term **"MATTER"** means any client file, engagement or matter opened by YOU, whether or not billed, whether open or closed, identified by client number and matter number in YOUR records.

15. As used herein, the term **"THE VECTA MATTERS"** means every MATTER CONCERNING the acquisition of Sunnyside Bancorp, Inc. or Sunnyside Federal Savings and Loan Association of Irvington, the formation, ownership, governance or capitalization of Rhodium BA Holdings, LLC or Vecta Partners LLC or Vecta, Inc. or Vecta Capital LLC or Rhodium Bank Holdings LLC, or any related regulatory application, financing, subscription, stock issuance or transfer of interests.

16. As used herein, the term **"THE MERGER AGREEMENT"** means the Agreement and Plan of Merger dated as of June 16, 2021 among Rhodium BA Holdings, LLC, Rhodium BA Merger Sub, Inc., Mark Silber, Sunnyside Bancorp, Inc. and Sunnyside Federal Savings and Loan Association of Irvington, together with Amendment No. 1 dated August 26, 2021 and every other amendment, waiver, side letter, schedule and exhibit.

17. As used herein, the term **"THE SUBSCRIPTION AGREEMENT"** means the Subscription Agreement dated June 29, 2022 filed as Exhibit 10.1 to the Form 8-K filed July 21, 2022 by Sunnyside Bancorp, Inc. (SEC Central Index Key 0001571398), together with the Articles of Amendment filed as Exhibit 3.1 to the same Form 8-K.

18. As used herein, the term **"THE CBRM FUNDING"** means the following payments by CBRM Realty Inc., together totalling $21,196,044.50: $1,044.50 on or about May 26, 2022 and $14,100,000.00 on or about May 27, 2022, each to Computershare Inc. as exchange agent; $4,500,000.00 on or about June 29, 2022 to Sunnyside Federal Savings and Loan Association; $30,000.00 during 2022 to Vecta Capital LLC; and $10,000.00 on or about April 24, 2023, $25,000.00 on or about May 16, 2023, $2,500,000.00 on or about June 28, 2023, $10,000.00 on or about November 28, 2023 and $20,000.00 on or about December 12, 2023, each to Vecta Capital LLC.

19. As used herein, the term **"SUBJECT PERSONS"** means Moshe Silber (a/k/a Mark Silber); Miriam Mizrachi (a/k/a Miriam Silber, a/k/a Miriam Mizrahi); Fredrick (Frederick) Schulman; Laura Rosenberg; Jonathan Weiss; Nicholas Frungillo, Jr.; any DEBTOR; and any AFFILIATE.

20. As used herein, the term **"PETITION DATE"** means May 19, 2025.

21. As used herein, the term **"RELEVANT TIME PERIOD"** means January 1, 2020 through the present.

INSTRUCTIONS

1. Requests 1 and 2 are due **Friday, August 28, 2026**, in advance of and separately from the return date. They call for a report from YOUR client and matter records and do not require any document review or privilege determination.

2. **Priority.** Group B — THE VECTA MATTERS — is to be produced first. If it is more practicable to produce Group B by the return date and the balance on a schedule agreed with counsel for THE TRUSTEE, that is acceptable and preferred.

3. **Privilege — the Debtor-client distinction.** THE TRUSTEE succeeds to the DEBTORS' attorney-client privilege and does not waive it as against the Trust. *See CFTC v. Weintraub*, 471 U.S. 343 (1985). As to any MATTER in which a DEBTOR was YOUR client of record, no privilege may be asserted against THE TRUSTEE. As to any MATTER in which the client of record was not a DEBTOR, THE TRUSTEE does not ask YOU to waive anything: assert the privilege, log it, and identify the client whose privilege it is. Assert privilege MATTER by MATTER and document by document, not categorically.

4. These Requests call for ALL DOCUMENTS within YOUR possession, custody or control, wherever located and by whomever held, including material in off-site storage or held by any vendor.

5. Produce documents as they are kept in the ordinary course of business, organized and labelled to correspond to the Requests, and identified by client and matter number.

6. Produce ELECTRONICALLY STORED INFORMATION in native format with metadata intact. Do not convert native files to PDF or other static images. Billing and time records shall be produced in native, machine-readable format.

7. If any Request is objected to in part, produce all documents responsive to the balance of it.

8. If any document called for has been destroyed, discarded or returned to a client, identify it by type, date, author and recipient, state the date and manner of disposition, the reason, the person who authorized it, and the client to whom any file was returned.

9. For any document withheld on a claim of privilege, provide a log identifying the author, date, title and recipients, a description of the subject matter, **the client whose privilege is asserted and the client and matter number**, and the legal and factual grounds relied upon.

10. If no documents are responsive to a particular Request, state so expressly and describe the search performed, identifying the systems and MATTERS searched.

11. These Requests are continuing. Promptly produce any additional responsive documents that become available to YOU after the date of YOUR initial production.

12. Preservation. YOU are requested to preserve and not alter, delete, destroy, overwrite or dispose of any documents, communications or ESI responsive to this subpoena, including client and matter files, conflicts and intake records, billing and time records, closing sets, e-mail and messaging communications, and material in off-site or vendor storage, notwithstanding any file-retention or destruction schedule that would otherwise apply.

13. This subpoena commands the production of documents only. It does not command testimony, and no examination is noticed by it.

14. Meet and confer. Counsel for THE TRUSTEE is available to discuss scope, sequencing, format, privilege protocol and cost at any time, and a rolling production is acceptable.

SCHEDULE OF DOCUMENTS TO BE PRODUCED

Each Request is limited to the RELEVANT TIME PERIOD.

A. Client and Matter Identification — DUE FRIDAY, AUGUST 28, 2026

1. ***The client and matter list:*** A list of every MATTER opened by YOU for, on behalf of, or in connection with any DEBTOR, any AFFILIATE, or any SUBJECT PERSON, stating for each: the client number; the matter number; the client name of record; the matter name or description; the responsible and billing attorneys; the date opened; the date closed, if closed; and whether the file has been returned, transferred, archived or destroyed. This list expressly includes all MATTERS under client number 085196, including 085196-0000001 ("OCS Facility") and 085196-0000012 ("Arbor Copper Ridge and Magnolia Trace"), and every other client number under which such work was performed.

2. ***Which of those matters are Vecta matters:*** From the list produced in response to Request 1, identify each MATTER that is one of THE VECTA MATTERS, and identify the client of record for each.

B. The Vecta and Sunnyside Matters — PRODUCE FIRST

3. ***The complete matter files:*** The complete file for each of THE VECTA MATTERS, including correspondence, memoranda, notes, drafts, executed documents, closing sets and closing binders, checklists, diligence materials and e-mail.

4. ***Engagement and conflicts:*** All engagement letters, retainer agreements, conflict waivers, joint-representation or common-interest agreements, new-business-intake forms and conflicts-check records CONCERNING THE VECTA MATTERS, together with all documents identifying who the client was understood to be.

5. ***The merger agreement file:*** All documents CONCERNING THE MERGER AGREEMENT, including every draft, all negotiation correspondence, the closing set, and all documents CONCERNING Amendment No. 1 dated August 26, 2021 and the increase in the per-share consideration from $18.75 to $20.25 — including all documents CONCERNING how the increased aggregate consideration was to be funded.

6. ***Sources of funds and flow of funds:*** All documents CONCERNING the source of the funds used to pay the merger consideration or otherwise to consummate the acquisition, including every funds-flow memorandum, sources-and-uses schedule, closing statement, wire instruction, funding direction and settlement statement, and all documents identifying the PERSON who was to supply the funds and the accounts from which they were to be paid.

7. ***The exchange agent:*** All documents CONCERNING the designation of the exchange agent under Section 2.05 of THE MERGER AGREEMENT, the exchange or paying agent agreement, and all communications with Computershare Inc. or Computershare Trust Company, N.A., including every instruction given to it and every notice received from it.

8. ***THE CBRM FUNDING:*** All documents CONCERNING THE CBRM FUNDING or any component of it, including all documents CONCERNING why CBRM Realty Inc. rather than the buyer made any payment, what CBRM was to receive in exchange, and any advice, instruction or communication CONCERNING that question.

9. ***The Federal Reserve application:*** All documents CONCERNING the application by Rhodium BA Holdings, LLC under section 10(e) of the Home Owners' Loan Act and Regulation LL to become a savings and loan holding company — noticed at 86 Fed. Reg. 43240 (Aug. 6, 2021) and approved April 29, 2022 — including every draft and filed version of the application and its exhibits, the Interagency Biographical and Financial Report for any principal, all submissions CONCERNING sources of funds and financial capacity, all requests for additional information and responses, all commitments given, and all correspondence with the Board of Governors or the Federal Reserve Bank of Philadelphia.

10. ***Regulatory correspondence generally:*** All communications with the Office of the Comptroller of the Currency, the Federal Deposit Insurance Corporation, the Securities and Exchange Commission or any state banking or securities regulator CONCERNING THE VECTA MATTERS.

11. ***The subscription and post-closing capitalization:*** All documents CONCERNING THE SUBSCRIPTION AGREEMENT, including every draft, the identity of the subscriber, the consideration paid, the PERSON from whose account the consideration was in fact remitted, and the equity issued; and all documents CONCERNING the fifteen-for-one stock dividend, the increase in authorized shares and the change of name to Vecta, Inc.

12. ***Securities filings:*** All documents CONCERNING the Schedule 13D filed on April 20, 2021 and its amendments through June 27, 2022, including every draft, all documents CONCERNING the statements made in Item 2 as to the ownership of Rhodium BA Holdings, LLC, and all documents CONCERNING the power of attorney under which any such filing was signed.

C. Ownership, Formation and Governance of the Acquirer

13. ***Formation and governing documents:*** All certificates of formation, operating agreements, limited liability company agreements, shareholder agreements and amendments CONCERNING Rhodium BA Holdings, LLC, Vecta Partners LLC, Vecta, Inc., Vecta Capital LLC, Rhodium Bank Holdings LLC, OppCapital Associates LLC and Rhodium BA Merger Sub, Inc.

14. ***The capitalization record:*** All membership ledgers, capitalization tables, unit or share registers, subscription and admission documents, capital account records, membership or share certificates, and assignments CONCERNING any of the entities named in the preceding Request, sufficient to show who held what interest, when, and for what consideration.

15. ***Whether any Debtor held an interest:*** All documents CONCERNING whether CBRM Realty Inc., Crown Capital Holdings LLC or any other DEBTOR did or did not hold any direct or indirect interest in Vecta Partners LLC or any of the entities named above, including any organizational chart, structure chart or ownership schedule prepared, reviewed, commented upon or furnished by YOU, and any document CONCERNING an interest of 57% or any other stated percentage.

16. ***Transfers of interests:*** All documents CONCERNING any transfer, assignment, pledge, encumbrance or deposit into trust of any interest in any entity named above, including any transfer to Miriam Mizrachi (a/k/a Miriam Silber, a/k/a Miriam Mizrahi), any transfer effected by or reflected in an agreement effective February 2, 2023, and any voting trust, including any voting trust of which Nicholas Frungillo, Jr. is trustee.

17. ***Entity formation generally:*** All documents CONCERNING the formation, organization or dissolution by YOU of any entity for or at the direction of any SUBJECT PERSON, together with the operating agreement and ownership record of each.

D. Debtor Matters and the Two Schedules

18. ***Schedule 1 entities — the entire file:*** For each entity identified on SCHEDULE 1 hereto, the complete client and matter file, produced in full. As to these entities THE TRUSTEE succeeds to the attorney-client privilege and does not waive it as against the Trust (see Instruction 3), and no privilege may be asserted against THE TRUSTEE. This Request includes correspondence, memoranda, notes, drafts, executed instruments, closing sets, diligence materials, billing narratives and e-mail, whether the MATTER is open or closed and whether or not the file has been archived.

19. ***Schedule 2 entities — production and a log:*** For each entity identified on SCHEDULE 2 hereto, produce all non-privileged documents CONCERNING that entity, and furnish a privilege log in accordance with Instruction 9 as to anything withheld. THE TRUSTEE does not ask YOU to waive a privilege belonging to a person other than a DEBTOR. What THE TRUSTEE asks is that the withholding be identified, entity by entity and document by document, together with the identity of the client whose privilege is asserted, so that the question can be resolved on a proper record rather than by categorical assertion.

20. ***Entities on neither schedule:*** If YOU hold a MATTER for any person or entity affiliated with any SUBJECT PERSON that appears on neither SCHEDULE 1 nor SCHEDULE 2, identify it in the list produced in response to Request 1 and state which schedule YOU believe it belongs on and why. The schedules are the product of THE TRUSTEE's reconstruction of the Debtors' records and are not represented to be exhaustive.

21. ***The Debtor matter files:*** The complete file for each MATTER identified in response to Request 1 in which a DEBTOR was the client of record, including the OCS Facility matter and the Arbor Copper Ridge and Magnolia Trace matter.

22. ***Financings and lender work:*** All documents CONCERNING any loan, credit facility, refinancing, security interest, guaranty or subordination involving any DEBTOR or AFFILIATE on which YOU acted, including the facility identified in the DEBTORS' records as the "OCS Facility" and any financing involving Arbor, X-Caliber, Merchants Bank, Capital One, KeyBank, M&T or Bankwell.

23. ***The bond program:*** All documents CONCERNING the senior unsecured notes issued by Crown Capital Holdings LLC and guaranteed by CBRM Realty Inc., including any offering materials, investor presentations, portfolio or property schedules, organizational charts, covenant computations, note purchase agreements, indentures or continuing-disclosure materials on which YOU acted, commented, or were consulted.

24. ***Real property and entity transactions:*** All documents CONCERNING any acquisition, disposition, financing or transfer of real property or of any interest in an entity holding real property, involving any DEBTOR or AFFILIATE, on which YOU acted.

E. Fees, Communications and Records

25. ***Invoices and time entries:*** All invoices, fee statements, pre-bills and time records for every MATTER identified in response to Request 1, with detailed narrative time-entry descriptions, unredacted as to narrative except where a redaction is separately logged, in native machine-readable format.

26. ***Who was billed and who paid:*** All documents identifying, for each MATTER, the PERSON billed and the PERSON who in fact paid, together with the account from which each payment was made, all retainer and trust-account records, and all documents CONCERNING any payment by a DEBTOR of fees incurred on a MATTER whose client of record was not a DEBTOR.

27. ***Communications with the subject persons:*** All communications between YOU and any SUBJECT PERSON CONCERNING THE VECTA MATTERS or any DEBTOR, by any medium including e-mail, letter, telephone note, text message and messaging application.

28. ***Communications with other professionals:*** All communications between YOU and Venable LLP, Thompson LLP, Luse Gorman PC, Keefe Bruyette & Woods, FinPro Capital Advisors, Piper Sandler & Co., Bernstein & Pinchuk LLP, Marcum LLP, Phillip M. Stern & Co., Y H Roth CPA PC, or any other law firm, accountant, appraiser, financial advisor or rating agency, CONCERNING THE VECTA MATTERS or any DEBTOR.

29. ***Files returned, transferred or destroyed:*** All documents CONCERNING any file returned to a client, transferred to successor counsel, archived off-site or destroyed, CONCERNING any MATTER identified in response to Request 1, including the date, the recipient and the authorization.

30. ***Systems and retention:*** Documents sufficient to identify every system, database and archive in which records responsive to this subpoena are or were maintained, and YOUR file-retention schedule applicable to each.

SCHEDULE 1

DEBTOR AND DEBTOR-SUBSIDIARY ENTITIES — ENTIRE CLIENT FILE TO BE PRODUCED

As to each entity listed below, THE TRUSTEE succeeds to the attorney-client privilege under *CFTC v. Weintraub*, 471 U.S. 343 (1985), and does not waive it as against the Trust. The complete client and matter file is to be produced. Where an entity is identified below without an EIN, it is identified by property name and, where available, by bank account, because no return or Schedule K-1 for that entity has been produced to THE TRUSTEE.

1A. Parent and top-tier entities

Legal Entity	EIN / Identifier
CBRM Realty Inc.	26-3782420
CBRM Holdings LLC	EIN not established
Crown Capital Holdings LLC	83-3721411
Crown Capital Partners LLC	35-2655695
CBRM 8 Portfolio MM LLC	87-0860899
JM Realty Advisory LLC	47-3949042 — CBRM Realty Inc. 99% / Miriam Mizrachi 1%

1B. Property-level entities

Legal Entity	EIN / Identifier
Alcazar Apts LLC	85-3679764
Alta Sita Apts LLC	85-2247305
Ashland Manor Apts LLC (2023 filed as Lucas Urban Holdings LLC)	87-2484442
Bedcliff Apts LLC	88-2048735
Bellefield Dwellings Apts LLC	88-2098834
Bethesda Wilkinsburg Apts LLC	88-2123374
Bethome Apts LLC	88-2148199
Breezy Point Apts LLC	EIN not established
Bridlewood Apts LLC	EIN not established
Campus Heights Apts Owner LLC	88-2426169
Carriage House Apts LLC	83-3239031
Central Hill Apts LLC	88-2175021
Chapel Ridge Apts LLC	86-2701372
Cloverleaf Apts Owner LLC	92-1585195
Columbia Square Apts LLC	85-3965755
Copper Ridge Apts LLC	87-3203116
Country Club Manor Apts LLC	85-3853532
Covington Park Apts Owner LLC	86-2580697
Creekwood Apartments LLC	88-0596525
Elhome Apts LLC	88-2481456
Evergreen Regency Townhomes, Ltd (†)	76-0069599
Forrester Apartments LLC (2022 filed as Forrester Gardens LLC)	88-0622879
Freedom Park Apartments LLC (†)	85-3699455
Gallatin Apts LLC	88-2207261
Grand Pointe Apts LLC (†)	83-2695250
Green Meadow Apts LLC	85-3796305
Greystone Apartments LLC	87-3552367
Highland Park Apts LLC	87-0880751

Legal Entity	EIN / Identifier
Hill Com I Apts LLC	88-2232655
Hill Com II Apts LLC	88-2241710
Homewood House Apts LLC / Homewood House Apts Investors LLC	86-0564105 / 88-1227067
Kelly Hamilton Apts LLC	88-2309071
Lakewood Pointe Apts LLC	93-2821702
Little Rock Apts LLC (McCain Park & West Wood)	EIN not established
Magnolia Trace Apts LLC	87-3159092
Mon View Apts LLC	88-2503459
NB Chicago Portfolio II JV LLC (†)	86-1745205
NBA New Orleans Holdings LLC (†)	85-1213305
New Horizon Apts LLC (†)	84-5076175
Onyx at 600 Apts MM LLC	VNB account [redacted] 6720
Palisades Apts LLC	88-2352889
Pavonia Realty Holdings LLC (†)	82-1005217
Rain Tree Apts MM LLC	VNB account [redacted] 6480
Redstone Apts LLC	EIN not established
RE Sterlingwood Apts LLC	VNB account [redacted] 9633
RH 100 Franklin Square Drive LLC (†)	82-1593945
RH 1704 East New York Ave LLC (†)	47-2517259
RH Ascot Watertown LLC	VNB account [redacted] 9369
RH New Orleans Holdings LLC (†)	82-3237528
Rhodium CT LP LLC (†)	82-2160771
Rhodium FC CT LP	82-1916936
Rhodium Multi Family II LLC	83-0807345
Rosehaven Manor Apts LLC	85-4041327
Slidell Apartments LLC	84-5119009
South Chicago Holdings LLC (†)	82-0809409
Summerset Apts LLC / Summerset Villas MM LLC	VNB account [redacted] 2660
Summit Ridge Apts LLC	VNB account [redacted] 3966
Sycamore Meadows Apartments, Ltd. (†)	76-0077769
The Willows Apts MM LLC	EIN not established
Tribrad Apts LLC	88-2361197
Valley Royal Court Apts LLC	88-2383594
VCP Southbrook Gardens LLC	86-2549551 / 83-2113012
Westgate Manor Apts LLC	87-4553899
Westwood Jackson Apts LLC	88-1790181
Williamsburg of Cincinnati Apts LLC (†)	83-3680614
Woodside Meadows Apts Owner LLC	84-4624979

1C. Managing-member and partner subsidiaries

Legal Entity	EIN / Identifier
Alcazar Apts MM LLC	85-3713060
Alta Sita MM LLC	85-2201113
Ashland Manor Apts MM LLC	87-3038167
Breezy Point Apts MM LLC	EIN not established
Columbia Square Apts MM LLC	85-3975968
Copper Ridge Apts MM LLC	87-3142845

Legal Entity	**EIN / Identifier**
Covington Park Apts MM LLC	87-4338264
Evergreen Apts LLC	84-5137257
Evergreen Apts Partner LLC	85-0507437
Grand Pointe Apts MM LLC	83-2675717
Green Meadows Apts MM LLC	85-3826679
Greystone Apts MM LLC	87-3642553
Highland Park Apts MM LLC	87-2036608
Little Rock Apts MM LLC	EIN not established
Magnolia Trace Apts MM LLC	87-3179302
NB Chicago Portfolio MM LLC	86-2046891
New Horizon Apts MM LLC	84-5101463
Pavonia Realty Holdings GP LLC	EIN not established
RH New Orleans Holdings MM LLC	82-3331951
Rhodium CT GP LLC	82-2173177
Rosehaven Manor Apts MM LLC	85-4062341
Slidell Apartments MM LLC	86-2642277
South Brook Garden Apts MM LLC	88-0873667
South Chicago Holdings MM LLC	82-2782728
Sycamore Meadows Apts LLC	85-3463170
Sycamore Meadows Apts Partner LLC	85-3472251
Westwood Jackson Apts MM LLC	88-1812620

SCHEDULE 2

AFFILIATED NON-DEBTOR ENTITIES — PRODUCE NON-PRIVILEGED DOCUMENTS AND A PRIVILEGE LOG

As to each entity listed below, THE TRUSTEE does not ask YOU to waive any privilege belonging to a person other than a DEBTOR. Produce all non-privileged documents CONCERNING the entity, and furnish a privilege log identifying anything withheld and the client whose privilege is asserted. Entities in Part 2D are identified as partners of record on the DEBTORS' Schedules K-1; THE TRUSTEE makes no representation in this subpoena as to their beneficial ownership.

2A. The Vecta and Sunnyside entities

Legal Entity	**EIN / Identifier**
Rhodium BA Holdings, LLC (renamed Vecta Partners LLC, June 1, 2022)	Delaware LLC
Vecta Partners LLC	f/k/a Rhodium BA Holdings, LLC
Rhodium BA Merger Sub, Inc.	Maryland corporation
OppCapital Associates LLC	Wyoming LLC — SEC filer CIK [redacted]7594
Sunnyside Bancorp, Inc. (renamed Vecta, Inc.)	SEC CIK [redacted]1398
Vecta, Inc.	f/k/a Sunnyside Bancorp, Inc.
Sunnyside Federal Savings and Loan Association of Irvington	federally chartered savings association
Vecta Capital LLC	CBRM general ledger account 2062
"Rhodium Bank Holdings LLC"	CBRM general ledger account 1670 — legal existence unverified; pleaded in the alternative to Rhodium BA Holdings, LLC

2B. Rhodium management and advisory entities

Legal Entity	**EIN / Identifier**
Rhodium Capital Advisors LLC	EIN not established
Rhodium Asset Management LLC	EIN not established
Rhodium Management LLC	EIN not established
NB Affordable LLC	86-2211142
NB Affordable Foundation Inc.	EIN not established
EVU Residential LLC	EIN not established
EVU Living LLC	EIN not established

2C. The contractor group and the aircraft entities

Legal Entity	**EIN / Identifier**
Syms Construction LLC	EIN not established — VNB account [redacted]250
M&M Construction LLC (d/b/a M&M Plumbing and Heating LLC)	EIN not established — Signature 7947; Bank of America 6278
Rapid Services LLC	82-3425225
Rapid Improvements LLC	85-1509988 — VNB accounts [redacted]998 and [redacted]629
B&M Construction LLC	EIN not established
Stallion Aviation LLC	EIN not established — Signature accounts 0640, 9343 and 5954
DRS Management Master Plan LLC	EIN not established
JE SPE 5399 LLC	EIN not established

Legal Entity	EIN / Identifier
CBCC 1 LLC	KeyBank account [redacted] 1193

This Part additionally includes, whether or not held under an entity name, every MATTER CONCERNING the acquisition, financing, registration, title, lease, charter or disposition of any aircraft, including the airframes identified in the DEBTORS' records as **Gulfstream 2010 G550, serial number 5265** and **Gulfstream 2015 G550, serial number 5502**. Identify responsive MATTERS by serial number where no entity name applies.

2D. Holdco groups identified as partners of record on the Debtors' Schedules K-1

Legal Entity	EIN / Identifier
Bergenfield Investors LLC	86-1675035
RAYLBNT LLC	86-1392695
RNBF Holdings LLC	86-1591674
RSBRM Apts LLC	86-1901022
Stonebridge Partner LLC	86-1932654
Maiden Holdings LLC	88-0920947
Rector Investments LLC	88-0959740
Laurel Holdco LLC	88-1056619
Trinity Partner LLC	88-0982842
Downing Investments LLC	93-2445641
Hanover Partner LLC	93-2403731
Dover Holdco LLC	93-2420923
Washburn Holdings LLC	93-2469022
Ogden Investor LLC	92-0956461
Rutland Apts LLC	88-4295507
Maitland Investments LLC	92-0965599
Warwick Partners LLC	92-0981193
Hickory Park Apts Investor LLC	EIN not established
Radiant Hickory GP LLC	85-4047271
Fox Capital LLC	46-4584402
TVM Holdings LLC	46-3793980
RSBM Family Trust	83-6832158

2E. Other affiliates and counterparties

Legal Entity	EIN / Identifier
Mint Group LLC	EIN not established
Devor Realty Corp	EIN not established
Lucida USA LLC	EIN not established
Levitin (also spelled Levitan) and Associates	EIN not established
Meister Abstract Corp	Flagstar escrow account [redacted] 692

EXHIBIT B

Gmail

Richard Corbi <rcorbi@corbilaw.com>

RE: CBRM - Hinman - Meet & Confer Follow Up

1 message

Greene, Ronald L. <rgreene@hhk.com> Thu, Oct 15, 2026 at 2:05 PM
To: Richard Corbi <rcorbi@corbilaw.com>
Cc: "Foxx, Jayden" <jfoxx@hhk.com>, Anika Pophali <anika@rla-pc.com>, "Repicky, Debbie" <drepicky@hhk.com>, "Roseman, Daniel H." <droseman@hhk.com>, "Shapiro, Amy" <ashapiro@hhk.com>

Rich, understood. We will respond, as discussed, via writing w/ respect to the Trustee's subpoena, its scope and to what extent we can reply re: the debtors ref'd and any relation to the Trust itself. We will endeavor to do so as quickly as possible keeping the Trustee's dates and deadline in mind.

HH&K
Hinman, Howard & Kattell LLP
ATTORNEYS

Ronald L. Greene, Esq.

Partner

Hinman, Howard & Kattell, LLP

80 Exchange Street, PO Box 5250

Binghamton, New York 13902-5250

Phone: (607) 723-5341 | Fax: (607) 723-6605

Email: rgreene@hhk.com | Web http://www.hhk.com

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From: Richard Corbi <rcorbi@corbilaw.com>
Sent: Wednesday, October 14, 2026 7:14 PM
To: Greene, Ronald L. <rgreene@hhk.com>
Cc: Foxx, Jayden <jfoxx@hhk.com>; Anika Pophali <anika@rla-pc.com>; Repicky, Debbie <drepicky@hhk.com>; Roseman, Daniel H. <droseman@hhk.com>
Subject: Re: CBRM - Hinman - Meet & Confer Follow Up

Good evening Ron,

Thank you for taking the time to speak with me today.

Before the Trustee determines a course of action, we request a copy of Hinman's client/matter list. For each client-matter number, please include a description of the matter and the client on that matter number. This is the list called for by Requests 1 and 2 of the subpoena. It was due on August 28 and should require no document review or relief from the Court.

In addition, the Trustee's priority requests relate to Vecta, that is, the acquisition of Sunnyside Bancorp, Inc. by Rhodium BA Holdings, LLC, which was renamed Vecta Partners LLC on June 1, 2022. The most important of these is the application filed with the Federal Reserve. The key items are:

1. The Federal Reserve file. This means every draft and filed version of the application and its exhibits, the Interagency Biographical and Financial Reports, the business plan (including the June 2021 business plan), the source-of-funds and financial-capacity submissions, requests for information and the responses, any commitments given, and all correspondence with the Board of Governors and the Federal Reserve Bank of Philadelphia.

2. The escrow records. Hinman acted as escrow agent for the buyer's deposit under the June 16, 2021 escrow agreement. We need the escrow ledger, the incoming-wire records identifying the sender of each deposit, and the records of the release of the $1,500,000 on June 1, 2022.

3. The formation and capitalization of Rhodium BA Holdings, LLC. This means the July 22, 2020 original operating agreement, the June 1, 2022 amended and restated operating agreement, and every amendment. It also means the membership ledger, capital accounts, unit register, and subscription and admission documents from July 22, 2020 forward.

4. Sources and uses (Request 6). This means every funds-flow memorandum, sources-and-uses schedule, closing statement, wire instruction and funding direction, and the documents showing who was to supply the funds and from which accounts.

5. The Computershare file (Request 7). This means the exchange and paying agent designation, the agency agreement, and every instruction given to and notice received from Computershare.

It would also help if the firm ran "Project Radiance," the deal's code name, as a search term across its document management system and e-mail.

We are asking whether Hinman has responsive documents to these requests.

This will help inform the Trustee's decision about next steps.

Please let me know by Friday October 16 when we can expect the client/matter list and whether the priority production items are in your possession.

Thanks,

Rich

On Tue, Oct 6, 2026 at 10:57 AM Greene, Ronald L. <rgreene@hhk.com> wrote:

> Rich, I am waiting for Nir to chime in on the drop box contents and the subpoena detail. I will try to get back to you by Friday.
>
> HH&K
> Hinman, Howard & Kattell LLP
> ATTORNEYS
>
> Ronald L. Greene, Esq.
> *Partner*
> Hinman, Howard & Kattell, LLP
> 80 Exchange Street, PO Box 5250
> Binghamton, New York 13902-5250
> Phone: (607) 723-5341 | Fax: (607) 723-6605
> Email: rgreene@hhk.com | Web http://www.hhk.com
>
> ---
>
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notify the sender by telephone or reply e-mail, and permanently delete this e-mail from

your computer system. Thank you.

From: Richard Corbi <rcorbi@corbilaw.com>
Sent: Monday, October 5, 2026 10:03 AM
To: Greene, Ronald L. <rgreene@hhk.com>
Cc: Foxx, Jayden <jfoxx@hhk.com>; Anika Pophali <anika@rla-pc.com>; Repicky, Debbie <drepicky@hhk.com>; Roseman, Daniel H. <droseman@hhk.com>
Subject: Re: CBRM - Hinman - Meet & Confer Follow Up

Good morning Ron,

The operating agreements are those of Rhodium BA Holdings LLC (Delaware File No. 3297577), the buyer in the Sunnyside Bancorp acquisition, which was renamed Vecta Partners LLC on June 1, 2022. The two documents are:

1. July 22, 2020: the original operating agreement of Rhodium BA Holdings LLC.

2. June 1, 2022: the amended and restated operating agreement, dated the day of the closing and the name change to Vecta Partners LLC.\

Please provide every amendment before or after those two (including the undated First Amendment and Reinstatement), and the membership ledger, capital accounts, unit register and subscription or admission documents from July 22, 2020 forward.

On the 20,000 pages of loan documents: those are responsive only for the two CBRM matters under client number 085196, which are 085196-0000001 (OCS Facility, the December 2020 Clover/O'Connor loan) and 085196-0000012 (the Arbor financings on Copper Ridge and Magnolia Trace).

First, the priorities remain the client/matter list and the buyer's-counsel file on the Sunnyside acquisition (Rhodium BA Holdings LLC, Rhodium BA Merger Sub, Inc. and Mark Silber), including the escrow records for the deposit and its release on June 1, 2022. Nir Gozal should be able to identify that file quickly when you loop him in. Can you provide the client matter list today?

Thanks,

Rich

On Fri, Oct 2, 2026 at 1:54 PM Greene, Ronald L. <rgreene@hhk.com> wrote:

> Rich, initially we seem to be at aprox 20,000 pp of loan docs, etc. W/ that said I am having a very hard time confirming what we are gathering is responsive to your subpoena. Will loop Nir in on Monday for some add'l guidance…assuming he is willing to put a set of eyes on things. In addition, what 6/20 and 6/22 docs, OA, etc are you referring to? Which entity/entities? Thx.

HH&K
Hinman, Howard & Kattell LLP
ATTORNEYS

Ronald L. Greene, Esq.

Partner

Hinman, Howard & Kattell, LLP

80 Exchange Street, PO Box 5250

Binghamton, New York 13902-5250

Phone: (607) 723-5341 | Fax: (607) 723-6605

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From: Richard Corbi <rcorbi@corbilaw.com>
Sent: Wednesday, September 30, 2026 12:53 PM
To: Greene, Ronald L. <rgreene@hhk.com>
Cc: Foxx, Jayden <jfoxx@hhk.com>; Anika Pophali <anika@rla-pc.com>; Repicky, Debbie <drepicky@hhk.com>; Roseman, Daniel H. <droseman@hhk.com>
Subject: Re: CBRM - Hinman - Meet & Confer Follow Up

Thanks for the update.

Cheers,

Rich

On Wed, Sep 30, 2026 at 12:49 PM Greene, Ronald L. <rgreene@hhk.com> wrote:

> Debbie did what I asked last week. I am trying to get thru what she found to ensure it is responsive….as the #'s etc are not lining up. I missed our cc yesterday and that's on me. She and I are trying to reschedule for tomorrow.

HH&K
Hinman, Howard & Kattell LLP
ATTORNEYS

Ronald L. Greene, Esq.
Partner
Hinman, Howard & Kattell, LLP
80 Exchange Street, PO Box 5250
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From: Richard Corbi <rcorbi@corbilaw.com>
Sent: Tuesday, September 29, 2026 4:59 PM
To: Greene, Ronald L. <rgreene@hhk.com>
Cc: Foxx, Jayden <jfoxx@hhk.com>; Anika Pophali <anika@rla-pc.com>

Subject: Re: CBRM - Hinman - Meet & Confer Follow Up

Hi Ron,

Can you let me know when production will begin, based on our calls?

Thanks,

Rich

On Tue, Sep 15, 2026 at 11:34 AM Greene, Ronald L. <rgreene@hhk.com> wrote:

> Am is better
>
> 10?

HH&K
Hinman, Howard & Kattell LLP
ATTORNEYS

Ronald L. Greene, Esq.
Partner
Hinman, Howard & Kattell, LLP
80 Exchange Street, PO Box 5250
Binghamton, New York 13902-5250
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From: Richard Corbi <rcorbi@corbilaw.com>
Sent: Tuesday, September 15, 2026 11:32 AM
To: Greene, Ronald L. <rgreene@hhk.com>
Subject: Re: CBRM - Hinman - Meet & Confer Follow Up

Can we talk tomorrow?

On Tue, Sep 15, 2026 at 11:24 AM Greene, Ronald L. <rgreene@hhk.com> wrote:

> I spoke w/ Nir. I have a plan…sort of. I can fill you in as needed.

HH&K
Hinman, Howard & Kattell LLP
ATTORNEYS

Ronald L. Greene, Esq.
Partner
Hinman, Howard & Kattell, LLP
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From: Richard Corbi <rcorbi@corbilaw.com>

Sent: Wednesday, September 9, 2026 11:29 AM
To: Greene, Ronald L. <rgreene@hhk.com>
Cc: Dan Kamensky <dan@rla-pc.com>
Subject: CBRM - Hinman - Meet & Confer Follow Up

Caution: This email was sent from the external user rcorbi@corbilaw.com. Please take care when clicking links or opening attachments. When in doubt, contact Tech Support.

Good morning Ron,

Thank you for your time this morning.

As I mentioned, below are the high priority items and documents we need as soon as you can send them to us.

- a client matter list by August 28 with a full return date of September 14.
- Documents as buyer's counsel for Vecta/Sunnyside,
- engagement letter
- July 22, 2020 original operating agreement and the June 1, 2022 restatement,
- 085196-0000012 is the **Arbor** financings on Copper Ridge and Magnolia Trace ($61.6m counterparty);
- 085196-0000001 is the **OCS Facility** — the December 2020 Clover/O'Connor loan, which had $47.1m drawn in 2021 and was repaid on March 2, 2022 for $82.2m with a $7.15m prepayment penalty.

Separately, a group call with you and Nir Gozal sometime next week will be helpful. I think this is the firm Nir is at now: https://btt-law.com/attorneys/nir-gozal/

Cheers,

Rich

--

Richard J. Corbi

The Law Offices of Richard J. Corbi PLLC

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Disclaimer

ALERT: Beware of WIRE FRAUD. Do not wire funds based upon email instructions. Email hacking is on the rise to fraudulently misdirect funds. Before wiring us any money, always call our office to verbally verify our wiring instructions.

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EXHIBIT C

HH&K
Hinman, Howard & Kattell LLP
ATTORNEYS

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RONALD L. GREENE
Partner
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ALSO ADMITTED IN PA

October 16, 2026

Via E-mail: Rcorbi@corbilaw.com

Richard Corbi, Esq.
The Law Offices of Richard J. Corbi, PLLC
104 West 40th Street, 4th Floor
New York, NY 10018

Re: Subpoena to Hinman, Howard & Kattell LLP in *In re CBRM Realty Inc, et al.*, Case No.: 25-15343-MBK (Bankr. D.N.J.)

Dear Rich:

I am writing in response to the *subpoena duces tecum* dated August 24, 2026 ("Subpoena"), with cover letter, served on this firm ("HH&K") on behalf of your client, the Trustee of the Creditor Recovery Trust pursuant to the two confirmed Chapter 11 Plans in the above bankruptcy case. *See*, Confirmation Orders, Doc. 500-1 (CBRM Realty, Inc., et al.) and Doc. 653 (Crown Capital Holdings LLC, et al.).

The Subpoena seeks information regarding a number of entities connected with Moshe (Mark) Silber. Mr. Silber is himself a debtor in a Chapter 7 bankruptcy case also pending in the same court. (*In re Silber,* Case No.: 25-21650, Bankr. D.N.J.).

As you know from our conversations and email correspondence over the past weeks, HH&K has worked diligently to review issues connected with the Subpoena and to gather information. We have identified as responsive some 1,926 files concerning dozens and dozens of former clients. A few of these former clients are debtors in the above bankruptcies, and therefore the Trustee can waive their privilege. *See,* Creditor Recovery Trust Agreement (Doc. 502-2), Sec. 2.3(a). However, the vast majority are not debtors. Nor do they appear to be 100% owned subsidiaries of the debtors. Moreover, some information, even if not privileged, could be considered "confidential information" under the Rules of Professional Conduct.

Keeping in mind the provisions of Federal Rules of Civil Procedure Rule 45(d)(1) (incorporated by F. R. Bankr. P. Rule 9016), it would impose a substantial and undue burden, together with significant expense, for HH&K to untangle these documents, parse what information is privileged, and attempt to determine what could be considered confidential. The entities are significantly intermingled and the information is complicated.

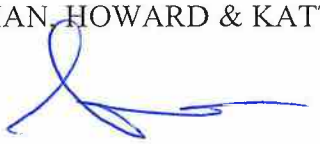
In the circumstances, our current intention is to move by Order to Show Cause in the District where compliance is required (S.D.N.Y.) for relief under F. R. Civ. P. Rule 45(d)(1),

specifically including an order: (1) providing guidance regarding the waiver of any privilege claims of Moshe Silber and affiliated entities *or, in the alternative*, clarifying what is and is not subject to withholding on any grounds, including attorney/client privilege and protection of confidential information; and (2) conditioning compliance with the Subpoena on payment of HH&K's reasonable costs of complying with the subpoena, including any privilege analysis that may be necessary.

Please let me know if you would like to discuss alternatives. As you know, HH&K takes no position with regard to the substance of the Subpoena, and will provide information pursuant to its duties under the federal and bankruptcy rules.

Very truly yours,

HINMAN, HOWARD & KATTELL, LLP

By: 
Ronald L. Greene

RLG/los

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1

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Local counsel for RLA Consulting LLC, Creditor Recovery Trustee

-and-

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Co-Counsel Counsel for RLA Consulting LLC, Creditor Recovery Trustee

In re:	Case No.: 25-15343
CBRM REALTY, INC., *et al*.,	Hon. Michael B. Kaplan
Debtors.[1]	Chapter 11

ORDER (I) COMPELLING HINMAN, HOWARD & KATTELL, LLP TO PRODUCE ITS CLIENT AND MATTER LIST, (II) DIRECTING THE TURNOVER TO THE TRUSTEE, AS SUCCESSOR CLIENT, OF THE FILES OF MATTERS IN WHICH ADEBTOR OR A DEBTOR SUBSIDIARY WAS THE CLIENT, AND (III) GRANTING RELATED RELIEF

The relief set forth on the following pages, numbered two (2) through five (5), is hereby **ORDERED**.

[1] The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are: CBRM Realty Inc. (2420), Crown Capital Holdings LLC (1411), Kelly Hamilton Apts LLC (9071), Kelly Hamilton Apts MM LLC (0765), RH Chenault Creek LLC (8987), RH Copper Creek LLC (0874), RH Lakewind East LLC (6963), RH Windrun LLC (0122), RH New Orleans Holdings LLC (7528), RH New Orleans Holdings MM LLC (1951), and Laguna Reserve Apts Investor LLC (N/A). The location of the Debtors' service address in these chapter 11 cases is: In re CBRM Realty Inc., et al., c/o White & Case LLP, 1221 Avenue of the Americas, New York, New York 10020.

Upon the motion [Doc. No. ___] (the "**Motion**")[2] of RLA Consulting LLC, in its capacity as Trustee of the Creditor Recovery Trust for CBRM Realty Inc. and Crown Capital Holdings, LLC (the "**Trustee**"), for entry of an order compelling Hinman, Howard & Kattell, LLP ("**HH&K**") to comply in part with the Rule 2004 subpoena served on it on August 24, 2026 (the "**Subpoena**"); and the Court having jurisdiction to consider the Motion pursuant to 28 U.S.C. §§ 157 and 1334 and the retention-of-jurisdiction provisions of the Plans and the Confirmation Orders; and due and sufficient notice of the Motion having been given to HH&K and the other parties identified in the Motion; and the Court having considered the Motion, the Corbi Declaration, any responses thereto, and the record of the hearing; and good and sufficient cause appearing therefor;

IT IS HEREBY ORDERED THAT:

1. The Motion is **GRANTED** as set forth herein.

2. **Client and matter list.** Within seven (7) days after entry of this Order, HH&K shall produce to the Trustee the client and matter list called for by Requests 1 and 2 of the Subpoena, stating for each matter opened by HH&K for, on behalf of, or in connection with any Debtor, any Affiliate or any Subject Person (each as defined in the Subpoena): (a) the client number and matter number; (b) the client of record; (c) the matter name or description; (d) the responsible and billing attorneys; (e) the date opened and, if closed, the date closed; (f) whether the file has been returned, transferred, archived or destroyed; and (g) whether HH&K contends

[2]Capitalized terms used but not defined herein have the meanings given to them in the Motion.

that the client of record is, or is not, a Debtor or an entity listed on Schedule 1 to the Subpoena (a "**Schedule 1 Entity**"), and, for any Schedule 1 Entity that HH&K contends is not a Debtor or a subsidiary of a Debtor, the basis for that contention.

3. **Debtor and Debtor-subsidiary files.** Within twenty-one (21) days after entry of this Order, HH&K shall turn over to the Trustee the complete file of each matter whose client of record is a Debtor or a Schedule 1 Entity (each, a "**Debtor Matter**"), including matter 085196-0000001 ("OCS Facility") and matter 085196-0000012 ("Arbor Copper Ridge and Magnolia Trace"), together with all invoices, fee statements and time records for each Debtor Matter. Electronically stored information shall be produced in native format with metadata intact, in accordance with the Instructions to the Subpoena.

4. **No privilege as against the Trustee.** No attorney-client privilege, work-product protection or duty of confidentiality belonging or owed to a Debtor or a Schedule 1 Entity may be asserted against the Trustee as a ground for withholding any document from the file of a Debtor Matter. Production of a Debtor Matter file to the Trustee shall not constitute a waiver of any privilege or protection as against any third party.

5. **Disputed Schedule 1 Entities.** As to any Schedule 1 Entity identified by HH&K under paragraph 2(g) of this Order, HH&K shall preserve the related files pending resolution, and either the Trustee or HH&K may present the dispute to this Court on notice.

6. **Non-Debtor matters.** This Order does not compel the production of any file of a client of record that is not a Debtor or a Schedule 1 Entity. The Trustee may serve on HH&K a written demand identifying specific non-Debtor matters and categories of documents. HH&K

shall respond in writing within fourteen (14) days after service of any such demand, stating which documents it will produce and asserting any objection or claim of privilege on a log that identifies, for each document withheld, its date, author and recipients, its general subject matter, the client whose privilege is asserted and the client and matter number. Any dispute concerning such a demand shall be presented to this Court. All rights and objections of the Trustee and HH&K with respect to any such demand are reserved.

7. **Court order.** This Order constitutes an order of a court for purposes of any rule of professional conduct permitting a lawyer to disclose information relating to the representation of a client in order to comply with a court order, including Rule 1.6(b)(6) of the New York Rules of Professional Conduct.

8. **Confidentiality.** All documents produced pursuant to this Order shall be subject to the Protective Order entered in these cases at ECF No. 791.

9. **Costs.** Compliance with this Order is not conditioned on the payment of any costs by the Trustee. Nothing in this Order requires the Trustee to pay any cost of compliance, including any cost of reviewing documents for privilege. Any application by HH&K for costs under Federal Rule 45(d)(2)(B)(ii) of the Federal Rules of Civil Procedure shall be made to this Court after compliance, on notice to the Trustee, and the Trustee's rights in response are reserved.

10. **Place of production.** All productions under this Order shall be made to the Trustee's accountant, HBM Management Associates, LLC, Attn: Harry Malinowski, 6 Elmwood Lane, Syosset, NY 11791, or electronically at

https://www.dropbox.com/request/2rytl5v3dfbvr0em61bk, with e-mail notice to the Trustee's counsel.

11. **Certification.** Within two (2) business days after each production under paragraphs 2 and 3 of this Order, HH&K shall file with this Court a certification of compliance describing the search undertaken and identifying the systems and custodians searched.

12. **Reservation of rights.** Nothing in this Order limits, waives or withdraws any Request in the Subpoena or any right of the Trustee under the Subpoena, Bankruptcy Rules 2004 and 9016, Rule 45 of the Federal Rules of Civil Procedure or section 105(a) of the Bankruptcy Code, including the right to seek fees, costs and further relief in the event of non-compliance with this Order.

13. **Retention of jurisdiction.** This Court shall retain jurisdiction with respect to all matters arising from or related to the implementation, interpretation and enforcement of this Order.