

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

In re:

GREEN SAPPHIRE HOLDINGS INC.,

Debtor.

Case No. 25-07412

Chapter 11

Honorable Jacqueline Cox

Hearing date: June 24, 2025

Hearing Time: 1:00 p.m.

**DECLARATION OF SAMANTHA RUBEN IN SUPPORT OF
MOTION TO DISMISS DEBTOR'S CHAPTER 11 CASE**

I, Samantha Ruben, declare as follows:

1. I am an attorney duly admitted to practice law before this Court and a Managing Associate with the law firm of Dentons US LLP, counsel for Global Capital Partners, LLC ("Global Capital") and Access Management, S.A.S., Inc. ("Access Management," and with Global Capital, "Movants"). I make this Declaration in support of *Movants' Motion to Dismiss Debtor's Chapter 11 Case*, filed contemporaneously herewith. This Declaration is based on my personal knowledge except as otherwise indicated.

2. Attached hereto are true and correct copies of the following documents:

Exhibit 1	Transcript of Proceedings, <i>Ritchie Multi-Strategies Global, LLC v Huizenga Managers Fund, LLC et. al.</i> , Case No. 18 CH 6001 (Cook Cty., Illinois), on August 26, 2019.
Exhibit 2	Verified Complaint, filed in the Court of Chancery of the State of Delaware on August 22, 2024.
Exhibit 3	Third Amended Complaint, filed in the United States District Court for the Northern District of Illinois Eastern Division, dated February 9, 2025.
Exhibit 4	Chart of Ritchie Family Office Entities, dated May 19, 2025.

Exhibit 5	Affidavit of Garrett Vail, dated March 7, 2025.
Exhibit 6	Affidavit of Mark Azzopardi, dated March 5, 2025.
Exhibit 7	Unanimous Consent of Directors of NorthSea LLC, dated February 15, 2023.
Exhibit 8	Loan and Security Agreement, between Global Capital Partners, LLC and Green Sapphire Holdings, Inc., dated February 2, 2023.
Exhibit 9	Declaration of Dustin Springett in Support of Motion to Lift Stay, dated May 22, 2025.
Exhibit 10	Wire Transfer Receipts and Related Emails, dated January 31 to February 21, 2025.
Exhibit 11	Declaration of Marc Fornacciari in Support of Plaintiffs' Opposition to Defendant Green Sapphire's Motion to Vacate Order Granting Expedition, executed April 8, 2025 and filed April 10, 2025.
Exhibit 12	Verified Complaint of Third-Party Plaintiff-Intervenor Alpha Carta, Ltd., filed in the Court of Chancery of the State of Delaware on March 28, 2025.
Exhibit 13	Order Denying Green Sapphire's Motion to Vacate Order Granting Expedition, dated April 23, 2025.
Exhibit 14	Order Granting with Modifications Theodore A. Kittila, James G. McMillan, III, and Halloran Farkas + Kittila LLP's Motion to Withdraw as Counsel, dated May 10, 2025.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct to the best of my knowledge, information, and belief.

Executed on the 29th day of May, 2025, in Chicago, Illinois.

/s/ Samantha Ruben
Samantha Ruben
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EXHIBIT 1

1 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

2 COUNTY DEPARTMENT - CHANCERY DIVISION

3

4 RITCHIE MULTI-STRATEGIES GLOBAL, LLC,)

5 by and through its Managing Member,)

6 RITCHIE CAPITAL MANAGEMENT, LLC,)

7 et al.,)

8)

9 Plaintiffs,)

10 vs.)No. 18 CH 6001

11 HUIZENGA MANAGERS FUND, LLC; HUIZENGA)

12 CAPITAL MANAGEMENT, LLC; WILLIAMS,)

13 MONTGOMERY & JOHN, LTD.; CHRISTOPHER)

14 BARBER; GARY GARNER; and JONATHAN)

15 D. MILLER,)

16 Defendants.)

17

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19 TRANSCRIPT OF PROCEEDINGS had in the

20 above-entitled cause on August 26, 2019, at

21 10:00 a.m.

22

23 BEFORE: HONORABLE SANJAY T. TAILOR.

24

1 APPEARANCES:

2

3 WINSTON & STRAWN, LLP,

4 (35 West Wacker Drive, Suite 4100,

5 Chicago, Illinois 60601,

6 312-558-5600), by:

7 MR. DAN K. WEBB,

8 dwebb@winston.com,

9 MR. SEAN G. WIEBER,

10 swieber@winston.com,

11 MR. KEVIN P. SIMPSON,

12 ksimpson@winston.com,

13 appeared on behalf of Plaintiffs

14 Ritchie Multi-Strategies Global, LLC, and

15 Ritchie Capital Management, LLC;

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1 APPEARANCES: (Continued)

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3 WILLIAMS, MONTGOMERY & JOHN, LTD.,
4 (233 South Wacker Drive, Suite 6800,
5 Chicago, Illinois 60606-6359,
6 312-443-3200), by:

7 MR. CHRISTOPHER J. BARBER,
8 cjb@willmont.com,

9 MR. GARY W. GARNER,
10 gwg@willmont.com,

11 MR. JONATHAN D. MILLER,
12 jm@willmont.com,

13 MR. STEPHEN A. FRASER,
14 saf@willmont.com,

15 appeared on behalf of Defendants Williams,
16 Montgomery & John, Ltd., Christopher
17 Barber, Gary Garner, and Jonathan Miller;

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1 APPEARANCES: (Continued)

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3 CHAPMAN SPINGOLA, LLP,

4 (190 South LaSalle Street, Suite 3850,

5 Chicago, Illinois 60603,

6 312-630-9202), by:

7 MS. SARA SIEGALL,

8 ssiegall@chapmanspingola.com,

9 appeared on behalf of Respondents

10 Clayborne & Wagner, LLP, f/k/a Clayborne,

11 Sabo & Wagner, LLP; B. Jay Dowling; John

12 Sabo.

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22 REPORTED BY:

23 DINA G. MANCILLAS, CSR, RPR, CRR, CLR

24 CSR No. 84-3400

1 THE COURT: Are all parties here on
2 Ritchie versus Huizenga?

3 MR. BARBER: Yes, Your Honor.

4 THE COURT: Step up.

5 MR. WIEBER: Sean Wieber from Winston
6 on behalf of plaintiff.

7 MR. WEBB: Dan Webb from Winston on
8 behalf of the RMSG entity.

9 MR. BARBER: Good morning, Your Honor.
10 Chris Barber, Jon Miller, Gary
11 Garner on behalf of defendants.

12 THE COURT: Okay. So just to review
13 with you folks what I read to make sure I've
14 read everything.

15 I have the original petition for
16 fees and costs. I don't have a date on that,
17 but -- and there was a supplemental affidavit
18 regarding fees and costs. It looks like it's
19 dated June 31st, 2019.

20 Then there was the plaintiffs'
21 response filed on May 17th, 2019; defendants'
22 reply filed on June 7th, 2019; a second
23 supplemental affidavit filed on July 10th,
24 2019; plaintiffs' supplemental response filed

1 on July 25th, 2019; and the defendants'
2 response filed on August 8th, 2019.

3 Are those all the papers that are
4 for today's hearing?

5 MR. WIEBER: Your Honor, I believe
6 that's -- there's -- I was checking off as
7 you were going through.

8 I think there was only one other
9 paper filed, which was July 18th of '19,
10 which was CSW's -- that's the attorney
11 respondents -- response to the fee petition.

12 That was largely, in sort of a
13 colloquial sense, a "me too" motion.

14 THE COURT: Okay.

15 MR. WIEBER: I don't think they added
16 any additional substantive arguments that
17 were different than the plaintiff.

18 MR. BARBER: That's correct.

19 THE COURT: So this was the attorneys
20 from the Clayborne firm?

21 MR. WIEBER: Correct.

22 THE COURT: Are they here today? So we
23 should probably -- do we know if they're
24 coming?

1 MR. WIEBER: I don't know if they are
2 coming.

3 THE COURT: Well, why don't we do this.
4 Why don't we wait a few minutes
5 to make sure we give them the opportunity to
6 come.

7 MR. WEBB: That's fine. Thank you.

8 (A recess was had from
9 10:01 a.m. until 10:05 a.m.)

10 THE COURT: Step up, folks. Good
11 morning.

12 MS. SIEGALL: Good morning, Your Honor.
13 Sara Siegall for the Clayborne
14 respondents.

15 THE COURT: And everyone else has their
16 appearances on the record.

17 So I've read the papers. It's
18 your petition. What else would you like to
19 add?

20 MR. BARBER: Just a couple points, Your
21 Honor.

22 We're technically here on a
23 hearing to determine the amount of sanctions
24 to be entered under Rule 137, the amount of

1 damages to be awarded under Section 11-110 --
2 that's the motion to dissolve -- and then
3 finally a continuation of this sort of
4 never-ending saga on the propriety of the
5 order granting our motion to dissolve.

6 On the issue of sanctions, I had
7 the, I guess, misfortune to have to read
8 through everything from start to finish over
9 the past couple days.

10 And the objections to the 1137
11 fee petition can pretty much be summed up as
12 follows. First, the plaintiffs go through
13 and categorize all the \$458,016.17 worth of
14 fees using a keyword search. These are the
15 two affidavits submitted by Ms. Dunkley.

16 And the vast majority of them
17 basically object to fees that they claim
18 should never have been incurred in the first
19 place. And this relates to the appeal of the
20 motion to dissolve, the endless arguments on
21 the motion to dissolve, the unsealing order
22 and their opposition to it. It goes on and
23 on and on and on. And --

24 THE COURT: Speaking of unsealing, is

1 there anything that currently remains under
2 seal?

3 MR. BARBER: No.

4 THE COURT: Okay.

5 MR. BARBER: No. But at the end of the
6 day, under the Dayan case versus Merrill
7 Lynch, when you've got a complaint and an
8 action that's sanctionable at its core -- and
9 this Court has found that this action was and
10 the plaintiffs have conceded that the
11 sanctions relate to the complaint and action
12 as a whole -- you do not engage in what I
13 would colloquially refer to as a "ticky-tack"
14 analysis of this amount or that amount, that
15 the fees in total are recoverable win, lose,
16 or draw.

17 We actually, I think, prevailed
18 on every single thing we filed in this case,
19 other than that original motion to have it
20 transferred as a related case to Judge Flynn,
21 but to underscore sort of the ridiculousness
22 of the objections that we've seen, a couple
23 of points.

24 The appeal on the motion to

1 dissolve, they object to all of those fees.
2 Much of the time we spent in connection with
3 the appeal of the motion to dissolve was
4 literally helping our colleagues from
5 Winston & Strawn get the appellate record
6 correct because they filed an incorrect
7 appellate record initially, relying on what
8 Mr. Dowling had told them, and get their
9 petition correct because they filed a
10 petition that contained a number of clearly
11 false statements. And we pointed that out to
12 them and helped them get that correct.
13 They're asking that all that be disallowed as
14 a sanction.

15 In addition, they have this
16 category called "costs unrelated to this
17 action," or, "not directly related to this
18 action." It's between the two Dunkley
19 affidavits. It adds up to just a hair under
20 \$60,000. Let me find the exact number.

21 If you go through -- \$59,914. If
22 you go through those two affidavits, you will
23 find that every single one of those time
24 entries that they object to as being

1 "unrelated to this action" are clearly
2 related to this action, preparing for
3 hearings here, drafting pleadings for this
4 case, drafting pleadings on appeal, etc.,
5 etc.

6 There are two time entries that
7 they refer to in the supplemental petition,
8 one for .1 hours, \$50, and the other for 1.5
9 hours that they say are unrelated to this
10 case.

11 One relates -- it's a reference
12 in a .3-hour time entry to the -- a Dentons
13 case. They assign .1. That's 50 bucks. And
14 then there's another reference -- in a
15 three-hour time entry, they assigned half of
16 that, or an hour and a half, for putting
17 together a list of the attorneys -- 29 law
18 firms that have represented Mr. Ritchie in
19 these proceedings so far.

20 A, that, first of all, was done
21 in connection with this case at the client's
22 request. And, secondly, it was not an hour
23 and a half. It was probably about a
24 half-hour.

1 The bottom line is, of the
2 \$60,000 in fees they're asking to be
3 disallowed because they're, quote, "not
4 associated with this case," literally, it's
5 500 bucks total that is even arguably
6 indirectly related to this case out of that
7 60,000.

8 So with respect to the objections
9 to the fee petitions, under Dayan, none of it
10 is valid. All of it was done in connection
11 with this case.

12 And the only other argument that
13 I'd like to comment on that they make is this
14 notion that all fees incurred after May -- I
15 believe it's 28th of 2018, they moved to
16 voluntarily nonsuit their case -- should be
17 disallowed because all of that would never
18 have been incurred but for -- if we had just
19 accepted their nonsuit motion.

20 Number one, much of the fees
21 incurred after that point would have been
22 incurred whether the case was nonsuited or
23 not because most of the time relates to the
24 motion to dissolve and arguments on the

1 motion for sanctions, number one, but, number
2 two, this notion that this case would have
3 been over with if we had just let these
4 people nonsuit their case is patently
5 ridiculous, and everyone in this room knows
6 it.

7 This case -- they had no
8 intention of ending this case. There was
9 never any acknowledgement that this complaint
10 was a fraud on the Court. There was never
11 any acknowledgement that the complaint
12 basically included any number of false or
13 half-truth statements.

14 They just want to run away from
15 this Court and start this thing up again in a
16 Delaware Court. So the notion that we would
17 never have incurred these fees is ridiculous.
18 We just would have incurred them in front of
19 a Delaware Court instead of here.

20 So we believe that under the
21 Dayan case, none of their objections have any
22 merit to our fee petitions and that the Court
23 should enter, with respect to the 137
24 sanctions, an award in the amount of

1 \$458,016.17 on the sanctions issue.

2 So now comes the one and only
3 interesting issue in connection with this
4 whole proceeding. In addition to finding
5 that the matter was sanctionable at its core,
6 the Court also granted our motion to
7 dissolve, which is the subject of this
8 ongoing motion to vacate.

9 The 137 motion is punitive in
10 nature. The motion under 11-110 is
11 compensatory in nature. There's all kinds of
12 case law noting that attorneys' fees spent
13 pursuing the motion to dissolve and fees
14 related to that are properly awarded as
15 damages, compensatory damages, under that
16 statutory provision. I don't think anyone
17 argues with that.

18 And so, therefore, it is our
19 position that we are also entitled to an
20 award of damages, compensatory damages,
21 relating to those fees. And to find those
22 fees, what I did over the weekend was look at
23 the Dunkley affidavits. And specifically in
24 the supplemental response at Page 7,

1 Ms. Dunkley calculates the total fees and
2 costs associated with pursuing the motion to
3 dissolve at \$65,383.50. That's Exhibit 24C
4 in the original affidavit, 24D in the
5 original affidavit, and 25E in her
6 supplemental affidavit.

7 That is Ms. Dunkley's calculation
8 of all fees associated with the motion to
9 dissolve. And I will tell you right now that
10 is a light -- having reviewed all the papers
11 over the weekend, that number is light.

12 There is -- there's literally
13 been four arguments on the propriety and
14 mootness of a motion to dissolve. It started
15 way back in connection with the motion to
16 nonsuit. It continued on in connection with
17 the motion to dissolve and the motion for
18 sanctions.

19 There was supplemental briefing
20 on it. There was the appeal on that issue,
21 and now there's been the motion to vacate,
22 which is the subject of supplemental
23 briefing, and, I think, a total of at least
24 two arguments.

1 THE COURT: The fees that you're
2 seeking on the -- under Section 11-110 in the
3 amount of 65,000 and some change, you
4 acknowledge that those are encompassed within
5 the fees that you're requesting under
6 Rule 137, the \$458,000?

7 MR. BARBER: Absolutely, yes.

8 THE COURT: Okay. So putting aside the
9 label "compensatory" and "punitive," it is
10 duplicative.

11 MR. BARBER: Agreed.

12 THE COURT: Okay.

13 MR. BARBER: Agreed, but these cases
14 that we cite stand for the proposition that
15 where you have a statute where the damages
16 are compensatory in nature, and then you've
17 got punitive damages, which is what 137 is,
18 it's completely appropriate to award them,
19 even if they're duplicative, because of the
20 differing nature of the two damage awards,
21 one being compensatory and one being
22 punitive, but we would ask that the Court --

23 THE COURT: So this case that you cite
24 is a case you cite in your response filed on

1 August 8th.

2 MR. BARBER: It's Greeley --

3 THE COURT: You cite Winters versus
4 Greeley, 189 Ill. App. 3d, 590 and 595 to
5 600.

6 And the parenthetical is,
7 "Allowing double recovery where one source of
8 relief is compensatory and the other is
9 punitive." What's the context of that case?

10 MR. BARBER: It's a defamation case.

11 THE COURT: Okay.

12 MR. BARBER: And it involved a
13 semi-public figure, or a public figure, so
14 that, in essence, the only way to award
15 compensatory damages was to make a finding
16 that there had been malice and willful
17 conduct.

18 And the defendants in that action
19 alleged that the damages that had been
20 awarded as compensatory damages, which were
21 the same that were awarded as punitive, were,
22 in essence, duplicative because the standard
23 for reliability for compensatory damages was,
24 in essence, the same as the standard for

1 punitive damages.

2 So it was a double recovery.

3 That was their argument, and the Court held,
4 "No. One is compensatory in nature. The
5 other is punitive in nature. And, therefore,
6 even though everyone agrees they're
7 duplicative, the award of both is proper."

8 And so our argument under these
9 statutes is that the damages under the
10 dissolution statute are --

11 THE COURT: Did you request what you
12 concede are duplicative damages in your
13 original petition, or is this raised for the
14 first time somewhere in the course of this
15 briefing?

16 MR. BARBER: Well, actually, we
17 requested damages -- attorneys' fees damages
18 in connection with the motion to dissolve.

19 And this issue -- if you want to
20 call it double recovery issue has been argued
21 in all of the papers in connection with the
22 sanctions award.

23 MR. WIEBER: And just briefly on that,
24 I think the answer -- the direct answer to

1 the question is, no, it was not in the
2 original petition. It was in a footnote in
3 one of the supplemental submissions.

4 THE COURT: Okay. Go ahead.

5 MR. BARBER: So I saw it mentioned in
6 our original brief, and I saw it mentioned in
7 our supplemental brief in connection with
8 137. And I see, in connection with our
9 motion to dissolve, a request for attorneys'
10 fees damages, which I think everyone concedes
11 is the normal measure of damages associated
12 with these things, one of the normal measures
13 of damages.

14 So I believe the issue has been
15 in front of the Court all along, and the
16 bottom line is, I think the Court is right.
17 They are duplicative. They're different in
18 nature, and we would request that they be
19 awarded, in essence, both as a punitive
20 sanction under 137 and as compensatory
21 damages under 11-110.

22 THE COURT: Well, so the -- 137
23 provides for attorneys' fees as a punitive
24 measure, which is also intended to compensate

1 the other side for its expenses in defending
2 against frivolous claims or claims that were
3 brought to -- for no legitimate purpose, such
4 as to harass or obstruct.

5 So if that's the case, the
6 Rule 137 damages that you're seeking in the
7 amount of 458,000, they would have a punitive
8 as well as a compensatory character, wouldn't
9 it?

10 MR. BARBER: Correct. And if the Court
11 disagrees with our argument -- I mean, like I
12 said, we've cited the cases that we think
13 support this notion, but at the end of the
14 day --

15 THE COURT: So that defamation case,
16 was that an instance where compensatory and
17 punitive damages were identical?

18 MR. BARBER: I believe that's correct.

19 THE COURT: And the compensatory
20 damages, were they nominal in that case, do
21 you recall?

22 MR. BARBER: They were special damages.
23 Do you have a copy of that, Steve?

24 Yeah. So in that case, they

1 awarded presumed special damages as
2 compensatory damages, and then I believe --
3 I've got to find it. I want to make sure
4 it's the same amount. I can't tell, from
5 what I see, if the amounts were identical,
6 but the defendants were definitely arguing
7 that the punitive damages were duplicative
8 either in whole or in part with respect to
9 the compensatory damages that were awarded.

10 THE COURT: Can I see the case?

11 MR. BARBER: Here's an unmarked one.

12 (Document tendered.)

13 THE COURT: Okay. Anything else you
14 want to tell me?

15 MR. BARBER: No, other than -- the same
16 matter actually came up in front of Judge
17 Flynn in connection with the motion to -- the
18 sanctions petition in connection with the
19 motion to vacate his judgment, and he
20 suggested that the same outcome was a
21 possibility.

22 I understand the Court's point,
23 which is, 137 damages are punitive, but the
24 measure is designed to compensate the

1 victim's attorneys for their attorneys' fees.
2 I get that, but at the end of the day, I
3 think everyone agrees that a 137 sanction is
4 punitive in nature, and I think everyone
5 agrees that the damage remedy under 110 is
6 compensatory in nature.

7 And so I don't think it would be
8 inappropriate to, in essence, double-count
9 those damages because it certainly sends the
10 message that we're trying to send in
11 connection with 137, that there ought to be
12 some punitive nature associated with this
13 kind of behavior.

14 And quite frankly, as the Court
15 has noted before, the conduct in this case is
16 over the top because I read through these
17 pleadings again. It's really difficult to
18 sort of wrap your head around the notion
19 that, "Oh, this is -- we've tried to avoid
20 this fight."

21 When you look through the
22 pleadings that were filed in this case, there
23 are some incredibly aggressive positions that
24 are taken. Admittedly, they're walked back

1 in oral argument. They say, "Oh, we're not
2 seeking that now. We're not seeing this
3 now," but at the end of the day, there are
4 some very aggressive positions taken in
5 writing.

6 And the notion that they were
7 just trying to end this thing back in
8 May last year is just patently untrue. In
9 fact, after they moved for nonsuit, they
10 actually filed an ARDC complaint against all
11 of us, amongst other things, talking about
12 our conduct in connection with this case.

13 So I don't believe for a minute
14 that they were trying to resolve anything,
15 and I think that the message needs to be sent
16 that when you're engaging in this kind of
17 conduct, there is a penalty to be paid.

18 And I think that, in essence,
19 double-counting that \$77,731 in motion
20 dissolved damages would be sending that
21 message.

22 That's all I have on those two
23 issues, Judge.

24 THE COURT: Anything else you want to

1 tell me?

2 MR. BARBER: Unless you want me to go
3 on to the motion to vacate, which is also
4 continued to today.

5 THE COURT: No. Mr. Webb or
6 Mr. Wieber?

7 MR. WEBB: Yes, Your Honor. Dan Webb
8 on behalf of the plaintiff here.

9 Mr. Barber started by, I guess,
10 suggesting that we are making endless
11 arguments as to why their conduct, after a
12 certain point, is far beyond what Illinois
13 law allows, but I didn't make Illinois law.

14 The cases that we cite, in simple
15 terms, to get -- they got the burden of proof
16 on 137 sanctions. The case law is that there
17 is strict causation applied, strict
18 causation.

19 So just think about it for a
20 minute. I'm just going to talk about three
21 things that happened in this case as far as
22 whether they really wanted to end it.

23 First of all -- and why we've
24 been -- the first thing that happened in this

1 case, Your Honor, is that they -- they're
2 down in St. Clair County on March 21 after
3 all this happened, after this -- according to
4 them, this awful complaint was filed and the
5 TRO got entered.

6 And they're down there, and they
7 originally filed two motions in front of
8 Judge Katz, the judge down there. And they
9 basically ask him to dissolve the TRO because
10 it was improper and the complaint was
11 improper, and they wanted to transfer it to
12 Chicago, but when they got to court that day,
13 they changed their mind. They told the judge
14 they didn't really want him to rule on the
15 motion to dissolve. They wanted just to
16 transfer the case to Chicago.

17 And the question as far as who
18 wants to continue to litigate this case, who
19 doesn't want to ever end this case, I don't
20 know why on March 21, while they're down
21 there in St. Clair County in front of Judge
22 Katz, why didn't they just tell Judge Katz
23 that they wanted to pursue their motion to
24 dissolve on a merits hearing, which they

1 would have had within what, two days, four
2 days -- I don't know when. They would have
3 got a hearing immediately on their contention
4 you should have dissolved the TRO. And if
5 they got the hearing, they could have raised
6 all this stuff, all this stuff that we now
7 have been liti- -- this case got transferred
8 to Cook County, and we've been now 17 months
9 in litigating in Cook County, 17 months.

10 And I haven't argued that it
11 could have all ended right there on the
12 merits right there, and we wouldn't have to
13 have any of this. I haven't really made that
14 argument, okay? I mean, I really didn't
15 because I recognize that the complaint didn't
16 actually get brought before Your Honor in a
17 motion until May 9th.

18 So I thought I took a reasonable
19 approach. I focused on May 9th as the date
20 on which causation cannot be applied after
21 that date. May 9th is a date we came in on a
22 motion to voluntarily dismiss.

23 It's clear at that point they had
24 a strategy decision to make. They could have

1 gotten rid of this entire case right then and
2 gone forward with the motion for sanctions
3 and a fee petition right then. The complaint
4 would have been dismissed. The TRO had
5 already been expired as a matter of law.

6 So the TRO is gone. And on
7 May 9th, they could have come into court and
8 said, "All right. We'll take a dismissal of
9 this case."

10 They said, "No." Now, what was
11 the reason? And they had a right to make
12 this decision, but not under sanction law.

13 They made a strategic decision
14 that they wanted to proceed and get this case
15 dismissed with prejudice because it gave them
16 an advantage in other litigation between the
17 same parties.

18 So they made a strategic decision
19 that day that for benefits they were going to
20 receive, they hoped, in other litigation,
21 under res judicata, they wanted to proceed by
22 going through a tremendous amount of
23 litigation over the next 14 months here in
24 Cook County in order to get a strategic

1 advantage over that.

2 And I don't believe, under
3 Illinois law, under these cases of strict
4 causation, everything after May 9th is
5 clearly not caused because of the
6 sanctionable conduct.

7 You said there's -- here's what
8 you said was wrong. In March, March 2018,
9 what happened --

10 THE COURT: Let me stop you, Mr. Webb.

11 Your argument is that the
12 defendants made this strategic decision to
13 seek a ruling from this Court, but it's the
14 plaintiff who created that situation by
15 filing the multiple lawsuits regarding the
16 same matter.

17 So why is it that this May 9th
18 date is so vital? I mean --

19 MR. WEBB: Well, actually, Your Honor,
20 I think the parties -- the parties had a
21 right -- we had a right to institute Delaware
22 litigation.

23 So I think this Court finds
24 itself on May 9th, there's other cases

1 already pending. Who filed the cases? Why
2 they filed those cases, I honestly -- we
3 filed those cases in Delaware because we felt
4 that it was a better place for us to litigate
5 under Delaware law, but at that point, as far
6 as just the pure issue of sanctions, under
7 strict causation, if they're deciding to
8 pursue strategic remedies unrelated to just
9 ending this case, under Illinois law, you're
10 supposed to only get sanctions for that which
11 is strictly caused by the sanctionable
12 conduct.

13 You concluded the sanctionable
14 conduct occurred in March down there in
15 St. Clair County because the complaint was
16 filed that you said was improper and filed
17 for improper reasons and not supported in law
18 and fact and that the TRO should not have
19 been issued.

20 So by May 9th, the TRO is gone.
21 It's already expired as a matter of law. The
22 complaint is gone because we came in and
23 said, "Fine. We'll dismiss it."

24 And so I actually don't

1 understand, under the strict causation cases
2 in Illinois, why the conduct after May 9th is
3 actionable, except for they do have a right
4 to pursue their petition for sanctions. We
5 give them credit for that.

6 They have a right to file their
7 petition and make their sanctions motion. So
8 we gave them credit for all that, but on top
9 of that, they spent another \$230,000 after
10 May 9th that they didn't have to spend.

11 And so my argument is relative --

12 THE COURT: May 9th is after I ruled on
13 a motion to dismiss, is that right?

14 MR. WEBB: Well, May 9th is the date we
15 filed the motion to voluntarily dismiss.

16 THE COURT: And that was after I ruled
17 on the motion to dismiss where I dismissed
18 some claims with prejudice or some without
19 prejudice, right?

20 MR. WEBB: No. That was before. This
21 is before. May 9th before is that hearing.

22 THE COURT: Got it.

23 MR. WEBB: That hearing took place -- I
24 think it's in August, okay?

1 THE COURT: Got it.

2 MR. WEBB: So in May, we came in and
3 said, "We will voluntarily dismiss this
4 complaint today. We're done. We're out of
5 here. We're done."

6 The TRO is gone. The complaint
7 will be gone. They made the choice after
8 that, for strategic reasons, to go ahead and
9 pursue all this other stuff that we've been
10 at for the last 15 months here in Cook
11 County.

12 And I don't think under the law
13 that I read the case law, I don't see how
14 they could argue that that extra \$230,000 is
15 directly caused by the sanctionable conduct
16 that you determined occurred in St. Clair
17 County in March.

18 And by the way, on top of that,
19 the only case they really argue -- the only
20 case they really argue against my position on
21 that \$230,000 is that McDonald's case that
22 Mr. Barber referred to.

23 THE COURT: The Dayan case?

24 MR. WEBB: Yes.

1 THE COURT: D-a-y-a-n?

2 MR. WEBB: Yes, that case, Your Honor,
3 the D-a-y-a-n case.

4 If you look at that case, the
5 reason the Court ruled in that case that the
6 complaint itself -- they called it the
7 "cornerstone rule." The McDonald's case --
8 the Dayan case, the Court said -- which that
9 case, by the way, is I think 35 years old,
10 but it's there. It's a First District case.

11 That case held that the
12 cornerstone of the McDonald's complaint --
13 or, the Dayan -- the plaintiff's, Dayan's
14 complaint, was false and perjurious from the
15 very beginning.

16 They contended that -- there was
17 allegations made that they had complied with
18 McDonald's standards of quality, service,
19 etc., and this cornerstone argument developed
20 out of that case.

21 So then I went back and looked at
22 our complaint. As far as what your ruling
23 was as far as sanctionable conduct, our
24 complaint in this case -- you -- the actual

1 cornerstone allegations of this complaint is
2 that Huizenga violated non-disparagement and
3 confidentiality provisions of the contract.

4 You actually did not make any
5 findings that those cornerstone allegations
6 were false. It was the conduct that occurred
7 with those resolutions that was the focus of
8 your sanctionable conduct ruling.

9 And so -- which is fine. I'm not
10 here to argue that again. I mean, I accept
11 your findings. All I'm saying is that when
12 you look at the McDonald's case, that case
13 stands for a proposition far different than
14 our case. And it should not stand for the
15 proposition that everything from day one
16 forward is going to be viewed as having been
17 caused by the filing of the lawsuit because I
18 don't think that's a proper interpretation of
19 that case.

20 And by the way, all the other
21 cases we cite that occurred years later,
22 which apply this strict causation standard, I
23 respectfully suggest is the right standard to
24 follow.

1 Now, in fact, I even would argue
2 that if you think about this, a case that had
3 a TRO that lasted ten days -- that's all it
4 lasted -- ten days is all it lasted -- we
5 tried to get rid of the complaint in May and,
6 yet, we're looking at a legal bill of
7 \$460,000.

8 We cite a case in our brief, Your
9 Honor, that I'd call Your Honor's attention
10 to, which is the case down in the Central
11 District of Illinois where basically in that
12 case, the Court down there looked at the
13 actual filing in that case, called the Triune
14 Star case, and the Court said, "I'm going to
15 accept that the lawyers actually worked the
16 time. I'm not going to argue about their
17 hourly rates. I'm just going to accept it,
18 but -- the amount they're asking for, just
19 based on my view as a judge in a case for
20 what happened in this case" -- he decided to
21 apply 40 percent. That's all -- he said,
22 "I'll give you 40 percent of those fees."

23 And by the way, you have that
24 discretion in this case. If you look at this

1 entire conduct that occurred here after we
2 filed that motion to dismiss on May 9th, I
3 respectfully suggest to Your Honor that if
4 you applied the same standard, the same exact
5 standard that the judge did in the Triune
6 case of 40 percent, you'd be down to \$90,000,
7 40 percent of the 260. That's where you'd be
8 at if you applied that standard. You would
9 be down to \$90,000 in sanctions.

10 And I do believe -- I think our
11 May 9th analysis is correct logically, and I
12 don't think that we've overstated it under
13 Illinois law as far as causation is
14 concerned.

15 And I do believe that -- we
16 suggested 230,000 would be the maximum. I
17 believe you, as a judge in equity, have a
18 right to bring it down much further than that
19 under the -- under your powers, and I suggest
20 that you should.

21 Now, one other issue. As far as
22 the double recovery issue of the -- what I
23 call the TRO statute, so when we were here on
24 August 8th, at that time, Mr. Miller was

1 arguing.

2 And at that time, he basically
3 said, "Look, at the end of the day, that
4 would be overlap, and we wouldn't be entitled
5 to a double recovery. That's my
6 understanding."

7 Now I hear counsel argue here,
8 two weeks later, that they are entitled to a
9 double recovery. And they cite this
10 defamation case, which I read over the
11 weekend. And that case, it's a case that's
12 purely evaluating in a defamation case
13 whether you can get compensatory damages and
14 punitive damages in the same case. It's not
15 addressing this issue whether, under Illinois
16 law, you can get double sanctions.

17 And I don't -- I can't find any
18 case under Illinois law which said you could
19 get double sanctions. And that's what
20 they're asking for in this case, double
21 sanctions.

22 So I don't think they're entitled
23 to that.

24 THE COURT: Anything else, Mr. Webb?

1 MR. WEBB: No. Thank you.

2 MR. BARBER: A couple of brief points,
3 Judge.

4 First of all, with respect to
5 what happened down in St. Clair, if you read
6 the transcript of the conversation with Judge
7 Katz, there's actually a discussion of the
8 very issue that Mr. Webb is referring to,
9 which is, can she find that venue is
10 improper, which she did immediately, and then
11 do anything else?

12 And she basically says -- and we
13 agree with her -- that once you find venue is
14 improper, she needs to immediately transfer
15 the case and do nothing further, and that's
16 all in the transcript.

17 So the notion that we could have
18 demanded a hearing on our motion to dissolve,
19 we would have been consenting to improper
20 venue. We would have had to appeal any
21 ruling to the Fifth District.

22 So that whole argument is not
23 really something that's got any legs, all
24 right?

1 With respect to this May 9th --

2 THE COURT: Let me -- can I -- well, go
3 ahead. Finish your argument. I have a
4 question for both sides.

5 MR. BARBER: Sure. With respect to
6 this May 9th argument, this really is sort of
7 what we characterize as this duty to
8 mitigate, and there is no such duty under
9 Illinois law. And we cite the cases that
10 stand for that proposition, but more
11 importantly, under Illinois law, once you
12 have a sanctionable pleading -- or, a
13 pleading you know to be sanctionable, you are
14 obligated to step up and inform the Court and
15 make the necessary changes and replead.

16 That is not what happened here.
17 Mr. Dowling moved to nonsuit the case without
18 prejudice, knowing that there was already a
19 subsequently filed case in Delaware that he
20 wanted to continue on where we would incur
21 all the same costs.

22 THE COURT: What date was that?

23 MR. BARBER: That's the Johnson 2 case.

24 THE COURT: No. What date does the --

1 did you say Mr. Dowling moved to nonsuit?

2 MR. MILLER: I believe that's the
3 May 9th, Your Honor.

4 THE COURT: That's the May 9th. Okay.

5 MR. BARBER: Right. May 9th is when he
6 filed the motion to nonsuit. It wasn't
7 actually heard until sometime in -- when was
8 that heard, in June?

9 MR. MILLER: I believe the nonsuit
10 motion, Your Honor, only applied to the
11 motions against Huizenga and not to the
12 attorney defendants.

13 MR. BARBER: Not to the attorney
14 defendants, but subsequent to that motion,
15 these folks, Winston included, filed pleading
16 after pleading after pleading saying there
17 was nothing sanctionable about what had
18 happened; there was no false allegations or
19 half-truths in the complaint.

20 The motion to dissolve was moot.
21 Then it was not moot. Then it was moot, but
22 you could still recover damages.

23 When you look through the
24 pleadings in this case, it just goes on and

1 on and on basically asking repeatedly to keep
2 this thing alive.

3 For instance, when their claim
4 was eventually dismissed, Mr. Webb asked you
5 for leave to replead certain allegations. He
6 told you, "We'll replead these things."

7 And then months go by, and
8 eventually, he comes back and says, "We can't
9 replead these things," but then we argue lots
10 of paper about whether it should be a
11 voluntary motion to dismiss with prejudice or
12 dismissed with prejudice on the merits.

13 You'll remember all that
14 go-round. I mean, it just -- every single
15 step of the way has been a fight, fight,
16 fight, fight, fight, fight.

17 And the reason is really not, you
18 know, particularly veil. It's pretty
19 transparent. Their job is to end this
20 litigation in a way that allows Mr. Ritchie
21 to continue this litigation in Johnson 2.
22 And I have been very upfront from day one
23 telling this Court that our job is to end
24 this litigation, period; in other words,

1 "this litigation" being by this party on this
2 issue. That's this case and the Delaware
3 case, and that's exactly what we've done.

4 What's interesting is that the
5 plaintiffs have done everything in their
6 power to make this as expensive as possible.
7 And make no mistake about it. This case was
8 filed for an improper purpose, to create a
9 conflict, to drive up litigation costs, to,
10 in essence, harass my client for having
11 played by the rules and obtained a judgment
12 and collected it by the rules.

13 And instead, we have what, 13
14 lawsuits filed, four in this state, plus an
15 ARDC proceeding, plus four or five cases,
16 including a bankruptcy case, in Delaware, all
17 in the past two and a half years by
18 Mr. Ritchie in an endless onslaught of
19 "nonsense," as Judge Flynn referred to it,
20 "garbage," as Judge Flynn referred to it, the
21 worst conduct that you've seen in your 15
22 years on the bench.

23 I don't know how Judge Wheaton
24 refers to it out in DuPage County. This

1 thing is a train wreck, and it's time it was
2 brought to an end.

3 And it's time that my client
4 receive some justice in this thing because
5 all we've done for two and a half years is
6 bat away these endless cases filed by these
7 29 different law firms in these three to four
8 different jurisdictions, all of them aimed at
9 attacking Illinois Courts' credibility. I
10 mean, some of the statements that have been
11 made by these people are unbelievable,
12 attacking the intellectual capability of the
13 First District, the intellectual capability
14 of the Circuit Court. It goes on and on and
15 on.

16 It is absolutely outrageous
17 conduct, and it's time that a message be
18 sent, and the best way to send that
19 message -- and I agree with you that our
20 argument on double-counting those damages is
21 a fine one, right, but the bottom line is
22 that 137 is designed to punish these people.
23 110 is designed to compensate us.

24 And I believe that although there

1 is overlap and they are duplicative, that it
2 would be appropriate for you to award both
3 those amounts, but if you disagree with me,
4 then I urge you to award every single last
5 penny of what we're seeking in sanctions
6 because if there was ever someone who
7 deserved it, it's Mr. Thane Ritchie and
8 his -- I can't even begin to go into some of
9 the details of his in-house litigation team
10 that have come out in the DuPage case. The
11 conduct is absolutely over the top, and it's
12 time to put an end to it.

13 THE COURT: I have a question for both
14 of you, and I'll give you an opportunity to
15 respond to that.

16 On this motion to vacate the
17 dissolution of the March 13th, 2018 TRO at
18 the last hearing, we had some discussion
19 about why any of this mattered.

20 I'm assuming that from your
21 perspective, it mattered because you felt
22 that it would affect your ability to obtain
23 damages under the statute --

24 MR. BARBER: I'll wait for the Court to

1 finish, and I can address that point.

2 THE COURT: Yeah -- 11-110.

3 And I'm assuming that it mattered
4 to the plaintiff because it felt that it
5 affected defendants' ability to obtain
6 damages.

7 And it seems like everybody is in
8 agreement now that so long as the motion had
9 been filed before the TRO expired by its own
10 terms, that the Court had the authority to
11 award damages under Section 11-110.

12 So, you know, you spent -- both
13 sides spent a lot of time litigating this
14 issue. It even went up on appeal. And I
15 asked myself, for what? What purpose? What
16 purpose was served?

17 And so if you could address that,
18 and then I'll hear from you, Mr. Webb, on
19 that issue as well as anything else you want
20 to tell me in response to -- after arguments.

21 MR. BARBER: I would be happy to.

22 There are three purposes behind
23 this house-to-house fight over the motion to
24 dissolve.

1 Number one, we cannot obtain
2 damages unless we filed a motion during the
3 pendency of the TRO and it's granted. The
4 rule clearly states, in order to get damages,
5 your motion to dissolve has to be granted,
6 okay? That's number one.

7 Number two, an order denying a
8 motion to dissolve, when not appealed from,
9 becomes a final order that the TRO was
10 properly granted.

11 That's what they're up to, all
12 right? When they tell you -- and the last
13 time we were here, you were saying, "Well, if
14 you concede they're entitled to damages, you
15 concede I'm not changing my findings, what is
16 it you hope to gain by having the TRO
17 reinstated," was the phrase you used.

18 And the bottom line is, they hope
19 to gain two things. They hope to gain
20 confusion and cloudiness over the meaning of
21 the dismissal order with prejudice on the
22 merits, and they hope to be able to use that
23 order, which -- and if you remember when we
24 went way back in the beginning, Judge, you

1 said, "Well, it's just a TRO order. What's
2 the big deal? It doesn't really find
3 anything other than a maybe a likelihood of
4 success on a subsequent hearing."

5 That is not the case with this
6 order. This order is 54 paragraphs, 51 of
7 which are specific factual findings, three of
8 which are conclusions of law, and all of
9 which the plaintiffs have argued in front of
10 the First District and the Second District --
11 because the same issue arose out there in
12 DuPage County -- that those orders are set in
13 concrete, that no one can touch those orders.
14 No one can change those findings of fact or
15 conclusions of law except for, in the case of
16 this case, Judge Kievlan, who was the
17 original judge down in St. Clair County, and
18 in the case out in Wheaton, Judge Dugan in
19 Madison County.

20 Their position has always been,
21 those orders stand absolute rock-solid, and
22 no one can touch them, all right?

23 In fact, the argument they made
24 in the First District here was, "You don't

1 have the jurisdiction to touch those orders.
2 Only Judge Kievlan can amend that order,"
3 which is patently ridiculous under the
4 applicable case law.

5 So there has been a strategic
6 reason for them to engage in this fight, all
7 right? You've asked them repeatedly, "What
8 is it you want? Where are you trying to go
9 with this?"

10 And they don't really have a good
11 answer. We sort of fill in the answer for
12 you because I've dealt with these people over
13 the past two and a half years, not Winston,
14 but their predecessor counsel.

15 And I know what's up. They're
16 desperately looking for some way, some
17 argument to raise in front of Judge Johnson
18 that, "Well, it was dismissed with prejudice
19 on the merits, but he also reinstated the
20 TRO, and that's law of the case, and
21 therefore, the TRO is properly entered, and
22 you should move forward with the case out
23 here."

24 That's what this is all about.

1 THE COURT: Okay. Mr. Webb?

2 MR. WEBB: He argued this two weeks
3 ago, and I'll let him argue.

4 MR. WIEBER: Yeah. So I'll --

5 THE COURT: Well, let me ask you,
6 Mr. Webb, is there anything else you wanted
7 to say about --

8 MR. WEBB: I do. I do.

9 THE COURT: Why don't you address that
10 first and then --

11 MR. WEBB: Thank you. Thank you.
12 Yeah, I do want to say something because,
13 Your Honor, I've been -- Mr. Barber and I
14 have a good relationship, but I sit in these
15 courtrooms. We have a very simple issue
16 here.

17 It's an issue of causation under
18 Illinois laws and whether there could be an
19 intervening event that shut off causation
20 because they chose to follow strategic
21 reasoning in order to not accept the
22 dismissal of the complaint and this case
23 would have been over with on May 9th. It is
24 not a complicated issue.

1 Mr. Barber goes off on these --
2 I'm going to call them tangents where we've
3 engaged in years of outrageous conduct. We
4 have despicable lawyers associated -- I
5 don't -- honestly, we have a very simple
6 issue before Your Honor.

7 And all I want to do is just make
8 sure that Mr. Barber does not escape
9 addressing the issue, which is that under
10 causation law, is there an intervening event
11 that occurred on May 9th where -- Mr. Barber
12 admitted today again that they did pursue for
13 strategic reasons not to accept dismissal of
14 the complaint.

15 Had they accepted dismissal of
16 the complaint on May 9th, combined with the
17 fact that the TRO had expired in March, all
18 the sanctionable conduct that you talked
19 about would have been addressed and gone
20 with, and we would have -- and then -- and
21 they do then get credit for what they did to
22 pursue a sanctions motion and fee petition,
23 but they would have \$230,000 less in legal
24 fees.

1 That's the simple issue being
2 presented to Your Honor, and he goes off on
3 irrelevant issues and doesn't address that
4 intervening factor issue.

5 And I want to call it to Your
6 Honor's attention.

7 THE COURT: Go ahead, Mr. Wieber.

8 MR. WIEBER: Yes, Your Honor. On the
9 issue of the -- perhaps the mootness issue,
10 I'm just trying unpack what Mr. Barber is
11 calling "confusion" and "cloudiness."

12 In fact, so just a few days ago,
13 when I was before you, I don't think I could
14 be any more express. And I said we would put
15 it in the order.

16 I do agree with Mr. Webb that
17 they're beyond tangents. So what is
18 happening in all these hearings is this sort
19 of unleashed 12 years of anger and just anger
20 of litigation onto whoever is sitting at the
21 bench and sort of just throwing out a lot of
22 unnecessary arguments that have nothing to do
23 with the case at hand.

24 The reason that we brought the

1 motion to ask Your Honor to enter an order
2 changing the motion to dissolve the TRO that
3 you entered on that order on December 19th,
4 2018, was because when we were last before
5 you, we were in the position of the fee
6 petition.

7 And we finally had a quantifiable
8 number from Huizenga, and you've heard it
9 here today. It's a little bit under
10 \$500,000. And our team had done the analysis
11 to say that if we just take them at their
12 word that at the moment of the filing of
13 their brief, their motion for this -- the
14 11-110 damages down in St. Clair County that
15 they had preserved -- let's just -- we've
16 never briefed that. We've never argued up on
17 appeal. We just -- for purposes of today,
18 let's just take that as true -- that they --
19 that it was clear as light that they had --
20 clear as day that it had been preserved --
21 then why did it need to go to Your Honor in
22 December and say, "It's not enough. Dissolve
23 it as a -- dissolve it. It's already
24 expired, but here's why I need you to

1 dissolve it."

2 And it ties right into Mr. Webb's
3 argument on their strategic and litigation
4 choices because when Mr. Miller argued it and
5 when Mr. Barber argued it, they have been
6 consistent that they were fearful
7 strategically that if you didn't unwind
8 something, that now Your Honor clearly
9 understands didn't have the power to do as a
10 matter of law -- I'm not casting aspersions,
11 but as a matter of law, you could not, as a
12 matter of law, dissolve something that had
13 already expired on its own terms.

14 They wanted their cake and to eat
15 it, too, with a little bit of a cherry on top
16 which was, they knew having Your Honor do
17 that would go -- they could go out to other
18 jurisdictions where there are cases pending,
19 yes, but then they could go say, "Aha.
20 Ritchie is going to come in here and argue
21 the following. Judge Tailor dissolved --
22 formally dissolved an already expired TRO.
23 Look at their lawyers. Look at how creative
24 they are. That meant that Judge Tailor

1 blessed the findings of the trial Court and
2 the 47 paragraphs and the parade of horrors
3 and the factual findings," which just being
4 plain and simple, when Your Honor first had
5 that issue, you said, "That's not law in the
6 case. There is no finding" -- TROs, by their
7 very nature, exist in this world for a
8 limited period of time absent an extension.

9 Those findings of fact dissolved
10 at expiration. There was no need to go on
11 and continue the litigation.

12 And so what we've tried to do is
13 just quantify the amount of waste, economic,
14 for their fees that have been caused by this
15 occurrence.

16 And then the last point, Your
17 Honor, just the concept that -- I mean, sort
18 of the parade of horrors of us trying to
19 keep this alive, you might remember a few
20 months ago when after Mr. Webb said, "We will
21 review your hearing on the litigation
22 privilege. We're going to review your
23 transcript in detail. We're going to work
24 with our client to see whether or not we can

1 amend that complaint consistent with Your
2 Honor's ruling on the litigation privilege."

3 We took the time. You granted us
4 the time. We asked for it. We came back and
5 made a right-hand determination that we
6 couldn't -- based on your ruling, we could
7 not amend that complaint in a way that
8 wouldn't run afoul of your ruling.

9 So then what did I do when I came
10 in? I said, "Your Honor, we're here, and
11 we'll enter a dismissal with prejudice, with
12 prejudice."

13 And then that should give
14 Mr. Barber and his good legal team whatever
15 argument he wants on res judicata for
16 Johnson 2 in Delaware or whatever, but we
17 were out.

18 And we wanted to make it clear
19 that there had been a change in temperament,
20 and we wanted out, but just to show you --
21 they call it "cloudiness" and "arguments
22 beyond ridiculousness" and other pejorative
23 terms that we've heard here.

24 The reality is, when I said that,

1 I said, "We're out. We'll enter an order,"
2 he said, "Not good enough. Not good enough.
3 You can't participate in the dissolution of
4 your case with prejudice. You can't do that.
5 You can have no say in that."

6 Why? Again, because of this fear
7 mongering that, all of a sudden, we're going
8 to go file a new case because somehow it's a
9 ruse to have my involvement with entering an
10 order. And I literally sat up here and
11 almost chuckled as Mr. Barber said, "Well, I
12 don't know what we want to do on this, but
13 you can't be involved."

14 They ended up entering the same
15 order that we had proposed, except it had, in
16 essence, their signature on it, and I
17 couldn't be involved.

18 And so, anyhow, the concept of
19 wanting to keep these things alive, we have
20 come clean. We're focused on the actual
21 legal petition arguments and finding
22 demarcation, clear bright-lined rules under
23 Illinois law to give you a guidance, I think
24 very clearly, as to how you could view the

1 total amount of sanctions that should be
2 awarded based on their petition.

3 THE COURT: Is there anything you want
4 to say.

5 MS. SIEGALL: No, Your Honor.

6 MR. BARBER: Can I make two brief
7 points, Judge?

8 THE COURT: Go ahead. Last points.

9 MR. BARBER: Yeah. On May 9th, they
10 only moved to dismiss without prejudice, and
11 that's why the causal link doesn't break on
12 May 9th. That's number one.

13 Number two, I can't believe
14 counsel brought this up. This issue about
15 moving to dismiss? We were in discussions
16 with counsel about this issue, and they
17 submitted, without our approval, an order to
18 the Court, which we then informed them that
19 we objected to. We told the Court why we
20 objected to it. Eventually they did not
21 oppose our entry of the motion to dismiss
22 with prejudice pursuant to whatever those
23 rules are, Supreme Court Rule 212 or 213.

24 That's what happened in

1 connection with that, but I will tell you
2 that every aspect of this case, every single
3 aspect of this case has been fought with
4 unbelievable vigor and ferocity by my able
5 opponents now since the day they've been
6 involved.

7 And so with that, that's all I've
8 got to add on this issue.

9 THE COURT: The May 9th motion for
10 voluntary nonsuit was without prejudice,
11 correct?

12 MR. WIEBER: That's what Mr. Dowling
13 had asked for, yes.

14 THE COURT: Okay. The Court today will
15 grant the defendants' petition for fees under
16 Rule 137 in the amount of \$458,016.17.

17 The Court is denying the
18 defendants' request for damages under
19 Section 11-110 of the Civil Practice Law in
20 the amount of \$65,000 and some change.

21 I have already determined that
22 this action was filed for an improper
23 purpose. My not-so-brief time overseeing
24 this case tells me that Mr. Ritchie, through

1 his various companies and through his
2 counsel, the Clayborne firm, attempted to do
3 nothing short of sowing anarchy in the civil
4 justice system.

5 The purview of Rule 137 -- or, I
6 should say, this misconduct is squarely
7 within the prerogative, the portfolio, of
8 Rule 137. I'm not persuaded by the argument
9 that the petition fails for a break in the
10 chain of causation on May 9th. As it's been
11 pointed out, that motion was only a motion
12 for nonsuit without prejudice.

13 The situation that the plaintiffs
14 find themselves in is created by their own
15 course of conduct in filing the multiple
16 lawsuits. So I do find that there is a
17 causal link between all the fees sought in
18 this case and the misconduct.

19 I'm denying the petition for fees
20 under Section 11-110 because that would
21 amount to double recovery. I'm not persuaded
22 that the case that's cited by the defendants
23 is on point.

24 The fees shall be assessed

1 against the plaintiffs, as well as
2 plaintiffs' counsel, the Clayborne firm. The
3 motion to vacate the December 19th, 2018
4 order dissolving the March 13th, 2018 TRO is
5 going to be denied as moot.

6 Has any counsel reported the
7 Clayborne firm to the ARDC in this case?

8 MR. MILLER: Not in connection with
9 this case.

10 MR. BARBER: Not in connection with
11 this case.

12 THE COURT: Okay.

13 MR. MILLER: Your Honor, just to
14 clarify, I believe the December 2018 137
15 order ruled sanctions were appropriate
16 against the Clayborne firm, as well as
17 Mr. Dowling and Mr. Sabo individually.

18 So I don't know how the Court
19 would like today's order to reflect that
20 issue.

21 THE COURT: Actually, I think the law
22 is that you can't sanction a firm. You can
23 sanction an individual attorney.

24 Is that your recollection of --

1 MR. BARBER: No.

2 MR. MILLER: It's a --

3 MR. GARNER: There's a split on that
4 now.

5 MR. MILLER: There's a split.

6 THE COURT: There's a split on that?

7 MR. MILLER: Yeah.

8 MR. BARBER: So we would ask that it be
9 entered against the firm and the individuals.

10 THE COURT: What's the --

11 MR. BARBER: So my colleague,
12 Mr. Fraser, tells me that the First District
13 is --

14 MR. FRASER: Stephen Fraser on behalf
15 of the defendants. It's Brubakkan,
16 B-r-u-b-a-k-k- --

17 THE COURT: Hold on a second. Brubak,
18 you said?

19 MS. FRASER: Brubakkan, yeah.

20 MR. BARBER: And it holds that both
21 firm and the individual lawyers can be
22 sanctioned under 137.

23 THE COURT: So the Second District --
24 so Brubakkan, B-r-u-b-a-k-k-a-n, versus

1 Morrison, the First District 1992 case.

2 So Medical Alliances versus

3 Hurricane Katrina Services Corp.,

4 371 Ill. App. 3d 755 at 757 through 759, a

5 Second District 2007 case, held that only the

6 attorney who signed a document can be

7 sanctioned, not the law firm, but that Court

8 criticized the Brubakkan case, which holds

9 that you can sanction the law firm, though

10 it's not clear -- so what are you asking for

11 today, that the sanctions be applied to both

12 the firm and the individual lawyers?

13 MR. BARBER: Yes.

14 MR. MILLER: I think that's what the

15 Court's prior order reflected.

16 THE COURT: It did reflect that?

17 MR. MILLER: I believe so.

18 THE COURT: Oh, okay. Counsel, is

19 there anything you want to tell me?

20 MS. SIEGALL: No, Your Honor.

21 THE COURT: Okay. So the sanction will

22 apply to both the law firm, as well as the

23 individual attorney.

24 Anything else?

1 MR. WEBB: No.

2 MR. BARBER: That's it, Your Honor.

3 THE COURT: Thank you.

4 MR. BARBER: Thank you.

5 MR. WEBB: Thank you.

6 (WHEREUPON, the court
7 proceedings were concluded at
8 11:06 a.m.)

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CERTIFICATE
OF
CERTIFIED SHORTHAND REPORTER

I, DINA G. MANCILLAS, CSR, RPR, CRR, CLR,
a Certified Shorthand Reporter of the State of
Illinois, CSR License No. 084-003400, do hereby
certify that I stenographically reported the
proceedings had at the hearing, as aforesaid, and
that the foregoing transcript is a true and accurate
record of the proceedings had therein.

IN WITNESS WHEREOF, I do set my hand at
Chicago, Illinois, this 26th day of August, 2019.



DINA G. MANCILLAS, CSR, RPR, CRR, CLR
CSR License No. 084-003400.

<hr/> <div>\$</div> <hr/>	<div>13th 43:17 59:4</div> <div>14 27:23</div> <div>15 31:10 41:21</div> <div>17 26:8,9</div> <div>17th 5:21</div> <div>189 17:4</div> <div>18th 6:9</div> <div>19 6:9</div> <div>1992 61:1</div> <div>19th 51:3 59:3</div> <div><hr/><div>2</div><hr/></div> <div>2 38:23 40:21 54:16</div> <div>2007 61:5</div> <div>2018 12:15 28:8 43:17 51:4 59:3,4, 14</div> <div>2019 5:19,21,22, 24 6:1,2</div> <div>21 25:2,20</div> <div>212 56:23</div> <div>213 56:23</div> <div>230,000 35:16</div> <div>24C 15:3</div> <div>24D 15:4</div> <div>25E 15:5</div> <div>25th 6:1</div> <div>260 35:7</div> <div>28th 12:15</div> <div>29 11:17 42:7</div> <div><hr/><div>3</div><hr/></div> <div>3-hour 11:12</div> <div>31st 5:19</div> <div>35 32:9</div> <div>371 61:4</div>	<div>3d 17:4 61:4</div> <div><hr/><div>4</div><hr/></div> <div>40 34:21,22 35:6,7</div> <div>458,000 20:7</div> <div>47 53:2</div> <div><hr/><div>5</div><hr/></div> <div>50 11:13</div> <div>500 12:5</div> <div>51 46:6</div> <div>54 46:6</div> <div>590 17:4</div> <div>595 17:4</div> <div><hr/><div>6</div><hr/></div> <div>60,000 12:7</div> <div>600 17:5</div> <div>65,000 16:3</div> <div><hr/><div>7</div><hr/></div> <div>7 14:24</div> <div>755 61:4</div> <div>757 61:4</div> <div>759 61:4</div> <div>7th 5:22</div> <div><hr/><div>8</div><hr/></div> <div>8th 6:2 17:1 35:24</div> <div><hr/><div>9</div><hr/></div> <div>9th 26:17,19,21 27:7 28:4,17,24 29:20 30:2,10,12, 14,21 35:2,11 38:1,</div>	<div>6 39:3,4,5 48:23 49:11,16 56:9,12 57:9 58:10</div> <div><hr/><div>A</div><hr/></div> <div>a.m. 7:9 62:8</div> <div>ability 43:22 44:5</div> <div>absent 53:8</div> <div>absolute 46:21</div> <div>absolutely 16:7 42:16 43:11</div> <div>accept 33:10 34:15,17 48:21 49:13</div> <div>accepted 12:19 49:15</div> <div>acknowledge 16:4</div> <div>acknowledgem ent 13:9,11</div> <div>action 9:8,9,11 10:17,18 11:1,2 17:18 57:22</div> <div>actionable 30:3</div> <div>actual 32:24 34:13 55:20</div> <div>add 7:19 57:8</div> <div>added 6:15</div> <div>addition 10:15 14:4</div> <div>additional 6:16</div> <div>address 44:1,17 48:9 50:3</div> <div>addressed 49:19</div> <div>addressing 36:15 49:9</div> <div>adds 10:19</div> <div>admitted 49:12</div> <div>Admittedly 22:24</div>	<div>advantage 27:16 28:1</div> <div>affect 43:22</div> <div>affected 44:5</div> <div>affidavit 5:17,23 15:4,5,6</div> <div>affidavits 8:15 10:19,22 14:23</div> <div>afoul 54:8</div> <div>aggressive 22:23 23:4</div> <div>agree 37:13 42:19 50:16</div> <div>Agreed 16:11,13</div> <div>agreement 44:8</div> <div>agrees 18:6 22:3, 5</div> <div>Aha 52:19</div> <div>ahead 19:4 31:8 38:3 50:7 56:8</div> <div>aimed 42:8</div> <div>alive 40:2 53:19 55:19</div> <div>allegations 32:17 33:1,5 39:18 40:5</div> <div>alleged 17:19</div> <div>Alliances 61:2</div> <div>Allowing 17:7</div> <div>amend 47:2 54:1, 7</div> <div>amount 7:23,24 9:14 13:24 16:3 20:7 21:4 27:22 34:18 53:13 56:1 57:16,20 58:21</div> <div>amounts 21:5 43:3</div> <div>analysis 9:14 35:11 51:10</div> <div>anarchy 58:3</div>
---------------------------	---	--	---	--

<p>anger 50:19</p> <p>App 17:4 61:4</p> <p>appeal 8:19 9:24 10:3 11:4 15:20 37:20 44:14 51:17</p> <p>appealed 45:8</p> <p>appearances 7:16</p> <p>appellate 10:5,7</p> <p>applicable 47:4</p> <p>applied 24:17 26:20 35:4,8 39:10 61:11</p> <p>apply 33:22 34:21 61:22</p> <p>approach 26:19</p> <p>approval 56:17</p> <p>ARDC 23:10 41:15 59:7</p> <p>arguably 12:5</p> <p>argue 31:14,19,20 33:10 34:1,16 36:7 40:9 48:3 52:20</p> <p>argued 18:20 26:10 46:9 48:2 51:16 52:4,5</p> <p>argues 14:17</p> <p>arguing 21:6 36:1</p> <p>argument 12:12 18:3,8 20:11 23:1 26:14 28:11 30:11 32:19 37:22 38:3,6 42:20 46:23 47:17 52:3 54:15 58:8</p> <p>arguments 6:16 8:20 12:24 15:13,24 24:11 44:20 50:22 54:21 55:21</p> <p>arose 46:11</p> <p>aspect 57:2,3</p> <p>aspersions 52:10</p>	<p>assessed 58:24</p> <p>assign 11:13</p> <p>assigned 11:15</p> <p>assuming 43:20 44:3</p> <p>attacking 42:9, 12</p> <p>attempted 58:2</p> <p>attention 34:9 50:6</p> <p>attorney 6:10 39:12,13 59:23 61:6,23</p> <p>attorneys 6:19 11:17 22:1</p> <p>attorneys' 14:12 18:17 19:9,23 22:1</p> <p>August 6:2 17:1 30:24 35:24</p> <p>authority 44:10</p> <p>avoid 22:19</p> <p>award 13:24 14:20 16:18 17:14 18:7,22 43:2,4 44:11</p> <p>awarded 8:1 14:14 17:20,21 19:19 21:1,9 56:2</p> <p>awards 16:20</p> <p>awful 25:4</p> <hr/> <p>B</p> <hr/> <p>B-R-U-B-A-K-K- 60:16</p> <p>B-R-U-B-A-K-K-A-N 60:24</p> <p>back 15:15 22:24 23:7 32:21 40:8 45:24 54:4</p> <p>bankruptcy 41:16</p>	<p>Barber 5:3,9,10 6:18 7:20 9:3,5 16:7,11,13 17:2,10, 12 18:16 19:5 20:10,18,22 21:11, 15 24:2,9 31:22 37:2 38:5,23 39:5, 13 43:24 44:21 48:13 49:1,8,11 50:10 52:5 54:14 55:11 56:6,9 59:10 60:1,8,11,20 61:13 62:2,4</p> <p>based 34:19 54:6 56:2</p> <p>basically 8:17 13:12 25:9 34:11 36:2 37:12 40:1</p> <p>bat 42:6</p> <p>begin 43:8</p> <p>beginning 32:15 45:24</p> <p>behalf 5:6,8,11 24:8 60:14</p> <p>behavior 22:13</p> <p>bench 41:22 50:21</p> <p>benefits 27:19</p> <p>big 46:2</p> <p>bill 34:6</p> <p>bit 51:9 52:15</p> <p>blessed 53:1</p> <p>bottom 12:1 19:16 42:21 45:18</p> <p>break 56:11 58:9</p> <p>briefed 51:16</p> <p>briefing 15:19,23 18:15</p> <p>briefly 18:23</p> <p>bright-lined 55:22</p> <p>bring 35:18</p> <p>brought 20:3 26:16 42:2 50:24</p>	<p>56:14</p> <p>Brubak 60:17</p> <p>Brubakkan 60:15,19,24 61:8</p> <p>bucks 11:13 12:5</p> <p>burden 24:15</p> <hr/> <p>C</p> <hr/> <p>cake 52:14</p> <p>calculates 15:1</p> <p>calculation 15:7</p> <p>call 18:20 34:9 35:23 49:2 50:5 54:21</p> <p>called 10:16 32:6 34:13</p> <p>calling 50:11</p> <p>capability 42:12, 13</p> <p>case 9:6,18,20 11:4,10,13,21 12:4, 6,11,16,22 13:2,4,7, 8,21 14:12 16:23,24 17:9,10 20:5,15,20, 24 21:10 22:15,22 23:12 24:16,21 25:1,16,18,19 26:7 27:1,9,14 29:9 31:13,19,20,21,23 32:2,3,4,5,7,8,9,10, 11,20,24 33:12,14, 19 34:2,8,10,12,13, 14,19,20,24 35:6 36:10,11,12,14,18, 20 37:15 38:17,19, 23 39:24 41:2,3,7, 16 43:10 46:5,15, 16,18 47:4,20,22 48:22 50:23 53:6 55:4,8 57:2,3,24 58:18,22 59:7,9,11 61:1,5,8</p> <p>cases 16:13 20:12 24:14 28:3,24 29:1,2,3 30:1 33:21 38:9 41:15 42:6</p>	<p>52:18</p> <p>casting 52:10</p> <p>categorize 8:13</p> <p>category 10:16</p> <p>causal 56:11 58:17</p> <p>causation 24:17,18 26:20 28:4 29:7 30:1 33:22 35:13 48:17,19 49:10 58:10</p> <p>caused 28:5 29:11 31:15 33:17 53:14</p> <p>Central 34:10</p> <p>chain 58:10</p> <p>change 16:3 46:14 54:19 57:20</p> <p>changed 25:13</p> <p>changing 45:15 51:2</p> <p>character 20:8</p> <p>characterize 38:7</p> <p>checking 6:6</p> <p>cherry 52:15</p> <p>Chicago 25:12, 16</p> <p>choice 31:7</p> <p>choices 52:4</p> <p>chose 48:20</p> <p>Chris 5:10</p> <p>chuckled 55:11</p> <p>Circuit 42:14</p> <p>cite 16:14,23,24 17:3 24:14 33:21 34:8 36:9 38:9</p> <p>cited 20:12 58:22</p> <p>civil 57:19 58:3</p> <p>claim 8:17 40:3</p>
---	---	--	---	---

<p>claims 20:2 30:18</p> <p>Clair 25:2,21 29:15 31:16 37:5 46:17 51:14</p> <p>clarify 59:14</p> <p>Clayborne 6:20 7:13 58:2 59:2,7,16</p> <p>clean 55:20</p> <p>clear 26:23 51:19, 20 54:18 55:22 61:10</p> <p>client 41:10 42:3 53:24</p> <p>client's 11:21</p> <p>cloudiness 45:20 50:11 54:21</p> <p>colleague 60:11</p> <p>colleagues 10:4</p> <p>collected 41:12</p> <p>colloquial 6:13</p> <p>colloquially 9:13</p> <p>combined 49:16</p> <p>comment 12:13</p> <p>companies 58:1</p> <p>compensate 19:24 21:24 42:23</p> <p>compensatory 14:11,15,20 16:9, 16,21 17:8,15,20,23 18:4 19:20 20:8,16, 19 21:2,9 22:6 36:13</p> <p>complaint 9:7, 11 13:9,11 23:10 25:4,10 26:15 27:3 29:15,22 31:4,6 32:6,12,14,22,24 33:1 34:5 39:19 48:22 49:14,16 54:1,7</p> <p>completely 16:18</p>	<p>complicated 48:24</p> <p>complied 32:17</p> <p>concede 18:12 45:14,15</p> <p>conceded 9:10</p> <p>concedes 19:10</p> <p>concept 53:17 55:18</p> <p>concerned 35:14</p> <p>concluded 29:13 62:7</p> <p>conclusions 46:8,15</p> <p>concrete 46:13</p> <p>conduct 17:17 22:15 23:12,17 24:11 28:6 29:12,14 30:2 31:15 32:23 33:6,8 35:1 41:21 42:17 43:11 49:3,18 58:15</p> <p>confidentiality 33:3</p> <p>conflict 41:9</p> <p>confusion 45:20 50:11</p> <p>connection 10:2 11:21 12:10 14:3 15:15,16 18:18,21 19:7,8 21:17,18 22:11 23:12 57:1 59:8,10</p> <p>consenting 37:19</p> <p>consistent 52:6 54:1</p> <p>contained 10:10</p> <p>contended 32:16</p> <p>contention 26:3</p> <p>context 17:9</p>	<p>continuation 8:3</p> <p>continue 25:18 38:20 40:21 53:11</p> <p>continued 15:16 24:4</p> <p>contract 33:3</p> <p>conversation 37:6</p> <p>Cook 26:8,9 27:24 31:10</p> <p>copy 20:23</p> <p>core 9:8 14:5</p> <p>cornerstone 32:7,12,19 33:1,5</p> <p>Corp 61:3</p> <p>correct 6:18,21 10:6,9,12 20:10,18 35:11 57:11</p> <p>costs 5:16,18 10:16 15:2 38:21 41:9</p> <p>counsel 36:7 47:14 56:14,16 58:2 59:2,6 61:18</p> <p>County 25:2,21 26:8,9 27:24 29:15 31:11,17 41:24 46:12,17,19 51:14</p> <p>couple 7:20 8:9 9:22 37:2</p> <p>court 5:1,4,12 6:14,19,22 7:3,10, 15 8:24 9:4,9 13:10, 15,16,19,22 14:6 16:1,8,12,22,23 17:3,11 18:3,11 19:4,15,16,22 20:10,15,19 21:10, 13 22:14 23:24 24:5 25:12 27:7 28:10, 13,23 30:12,16,22 31:1,23 32:1,5,8 34:12,14 36:24 38:2,14,22,24 39:4 40:23 42:14 43:13, 24 44:2,10 48:1,5,9</p>	<p>50:7 53:1 56:3,8,18, 19,23 57:9,14,17 59:12,18,21 60:6, 10,17,23 61:7,16, 18,21 62:3,6</p> <p>Court's 21:22 61:15</p> <p>courtrooms 48:15</p> <p>Courts' 42:9</p> <p>create 41:8</p> <p>created 28:14 58:14</p> <p>creative 52:23</p> <p>credibility 42:9</p> <p>credit 30:5,8 49:21</p> <p>criticized 61:8</p> <p>CSW's 6:10</p> <hr/> <p>D</p> <hr/> <p>D-A-Y-A-N 32:1, 3</p> <p>damage 16:20 22:5</p> <p>damages 8:1 14:15,20 16:15,17 17:15,19,20,23 18:1,9,12,17 19:10, 11,13,21 20:6,17, 20,22 21:1,2,7,9,23 22:9 23:20 36:13,14 39:22 42:20 43:23 44:6,11 45:2,4,14 51:14 57:18</p> <p>Dan 5:7 24:7</p> <p>date 5:16 26:19,21 28:18 30:14 38:22, 24</p> <p>dated 5:19</p> <p>day 9:6 20:14 22:2 23:3 25:12 27:19 33:15 36:3 40:22 51:20 57:5</p>	<p>Dayan 9:6 12:9 13:21 31:23 32:8,13</p> <p>Dayan's 32:13</p> <p>days 8:9 26:1,2 34:3,4 50:12</p> <p>deal 46:2</p> <p>dealt 47:12</p> <p>December 51:3, 22 59:3,14</p> <p>decided 34:20</p> <p>deciding 29:7</p> <p>decision 26:24 27:12,13,18 28:12</p> <p>defamation 17:10 20:15 36:10, 12</p> <p>defendants 5:11 17:18 21:6 28:12 39:12,14 58:22 60:15</p> <p>defendants' 5:21 6:1 44:5 57:15, 18</p> <p>defending 20:1</p> <p>Delaware 13:16, 19 28:21 29:3,5 38:19 41:2,16 54:16</p> <p>demanded 37:18</p> <p>demarcation 55:22</p> <p>denied 59:5</p> <p>Dentons 11:12</p> <p>denying 45:7 57:17 58:19</p> <p>deserved 43:7</p> <p>designed 21:24 42:22,23</p> <p>desperately 47:16</p> <p>despicable 49:4</p> <p>detail 53:23</p>
---	--	--	--	---

<p>details 43:9</p> <p>determination 54:5</p> <p>determine 7:23</p> <p>determined 31:16 57:21</p> <p>developed 32:19</p> <p>differing 16:20</p> <p>difficult 22:17</p> <p>direct 18:24</p> <p>directly 10:17 31:15</p> <p>disagree 43:3</p> <p>disagrees 20:11</p> <p>disallowed 10:13 12:3,17</p> <p>discretion 34:24</p> <p>discussion 37:7 43:18</p> <p>discussions 56:15</p> <p>dismiss 26:22 29:23 30:13,15,17 31:3 35:2 40:11 56:10,15,21</p> <p>dismissal 27:8 45:21 48:22 49:13, 15 54:11</p> <p>dismissed 27:4, 15 30:17 40:4,12 47:18</p> <p>dissolution 18:10 43:17 55:3</p> <p>dissolve 8:2,5, 20:21 10:1,3 12:24 14:7,13 15:3,9,14, 17 18:18 19:9 25:9, 15,24 37:18 39:20 44:24 45:5,8 51:2, 22,23 52:1,12</p> <p>dissolved 23:20 26:4 52:21,22 53:9</p>	<p>dissolving 59:4</p> <p>District 32:10 34:11 37:21 42:13 46:10,24 60:12,23 61:1,5</p> <p>document 21:12 61:6</p> <p>double 17:7 18:2, 20 35:22 36:5,9,16, 19,20 58:21</p> <p>double-count 22:8</p> <p>double-counting 23:19 42:20</p> <p>Dowling 10:8 38:17 39:1 57:12 59:17</p> <p>drafting 11:3,4</p> <p>draw 9:16</p> <p>drive 41:9</p> <p>Dugan 46:18</p> <p>Dunkley 8:15 10:18 14:23 15:1</p> <p>Dunkley's 15:7</p> <p>Dupage 41:24 43:10 46:12</p> <p>duplicative 16:10,19 17:22 18:7,12 19:17 21:7 43:1</p> <p>duty 38:7,8</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>eat 52:14</p> <p>economic 53:13</p> <p>encompassed 16:4</p> <p>end 9:5 20:13 22:2 23:3,7 24:22 25:19 36:3 40:19,23 42:2 43:12</p>	<p>ended 26:11 55:14</p> <p>ending 13:8 29:9</p> <p>endless 8:20 24:10 41:18 42:6</p> <p>engage 9:12 47:6</p> <p>engaged 49:3</p> <p>engaging 23:16</p> <p>enter 13:23 51:1 54:11 55:1</p> <p>entered 7:24 25:5 47:21 51:3 60:9</p> <p>entering 55:9,14</p> <p>entire 27:1 35:1</p> <p>entitled 14:19 36:4,8,22 45:14</p> <p>entity 5:8</p> <p>entries 10:24 11:6</p> <p>entry 11:12,15 56:21</p> <p>equity 35:17</p> <p>escape 49:8</p> <p>essence 17:14, 22,24 19:19 22:8 23:18 41:10 55:16</p> <p>evaluating 36:12</p> <p>event 48:19 49:10</p> <p>eventually 40:4, 8 56:20</p> <p>exact 10:20 35:4</p> <p>Exhibit 15:3</p> <p>exist 53:7</p> <p>expenses 20:1</p> <p>expensive 41:6</p> <p>expiration 53:10</p> <p>expired 27:5 29:21 44:9 49:17 51:24 52:13,22</p>	<p>express 50:14</p> <p>extension 53:8</p> <p>extra 31:14</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>fact 23:9 29:18 34:1 46:14,23 49:17 50:12 53:9</p> <p>factor 50:4</p> <p>factual 46:7 53:3</p> <p>fails 58:9</p> <p>false 10:11 13:12 32:14 33:6 39:18</p> <p>fear 55:6</p> <p>fearful 52:6</p> <p>fee 6:11 8:11 12:9 13:22 27:3 49:22 51:5</p> <p>fees 5:16,18 8:14, 17 9:15 10:1 12:2, 14,20 13:17 14:12, 13,21,22 15:1,8 16:1,5 18:17 19:10, 23 22:1 34:22 49:24 53:14 57:15 58:17, 19,24</p> <p>felt 29:3 43:21 44:4</p> <p>ferocity 57:4</p> <p>fight 22:20 40:15, 16 44:23 47:6</p> <p>figure 17:13</p> <p>file 30:6 55:8</p> <p>filed 5:21,22,23,24 6:2,9 9:18 10:6,9 16:24 22:22 23:10 25:4,7 29:1,2,3,16 30:15 35:2 38:19 39:6,15 41:8,14 42:6 44:9 45:2 57:22</p> <p>filing 28:15 33:17 34:13 51:12 58:15</p>	<p>fill 47:11</p> <p>final 45:9</p> <p>finally 8:3 51:7</p> <p>find 10:20,23 14:21 21:3 36:17 37:9,13 46:2 58:14, 16</p> <p>finding 14:4 17:15 53:6 55:21</p> <p>findings 33:5,11 45:15 46:7,14 53:1, 3,9</p> <p>finds 28:23</p> <p>fine 7:7 29:23 33:9 42:21</p> <p>finish 8:8 38:3 44:1</p> <p>firm 6:20 58:2 59:2,7,16,22 60:9, 21 61:7,9,12,22</p> <p>firms 11:18 42:7</p> <p>Flynn 9:20 21:17 41:19,20</p> <p>focus 33:7</p> <p>focused 26:19 55:20</p> <p>folks 5:13 7:10 39:15</p> <p>follow 33:24 48:20</p> <p>footnote 19:2</p> <p>formally 52:22</p> <p>forward 27:2 33:16 47:22</p> <p>fought 57:3</p> <p>found 9:9</p> <p>frankly 22:14</p> <p>Fraser 60:12,14, 19</p> <p>fraud 13:10</p> <p>frivolous 20:2</p>
--	--	--	---	--

<p>front 13:18 19:15 21:16 25:7,21 46:9 47:17</p> <hr/> <p>G</p> <hr/> <p>gain 45:16,19 garbage 41:20 Garner 5:11 60:3 Gary 5:10 gave 27:15 30:8 give 7:5 30:5 34:22 43:14 54:13 55:23 go-round 40:14 good 5:9 7:10,12 47:10 48:14 54:14 55:2 grant 57:15 granted 14:6 45:3,5,10 54:3 granting 8:5 Greeley 17:2,4 guess 8:7 24:9 guidance 55:23</p> <hr/> <p>H</p> <hr/> <p>hair 10:19 half 11:15,16,23 41:17 42:5 47:13 half-hour 11:24 half-truth 13:13 half-truths 39:19 hand 50:23 happened 24:21,24 25:3 28:9 34:20 37:5 38:16 39:18 56:24 happening 50:18</p>	<p>happy 44:21 harass 20:4 41:10 head 22:18 hear 36:7 44:18 heard 39:7,8 51:8 54:23 hearing 6:4 7:23 25:24 26:3,5 30:21, 23 37:18 43:18 46:4 53:21 hearings 11:3 50:18 held 18:3 32:11 61:5 helped 10:12 helping 10:4 Hold 60:17 holds 60:20 61:8 honestly 29:2 49:5 Honor 5:3,9 6:5 7:12,21 24:7 25:1 26:16 28:19 32:2 34:9 35:3 39:3,10 48:13 49:6 50:2,8 51:1,21 52:8,16 53:4,17 54:10 56:5 59:13 61:20 62:2 Honor's 34:9 50:6 54:2 hope 45:16,18,19, 22 hoped 27:20 horribles 53:2, 18 hour 11:16,22 hourly 34:17 hours 11:8,9 house-to- house 44:23 Huizenga 5:2 33:2 39:11 51:8</p>	<p>Hurricane 61:3</p> <hr/> <p>I</p> <hr/> <p>identical 20:17 21:5 Ill 17:4 61:4 Illinois 24:12,13 28:3 29:9 30:2 34:11 35:13 36:15, 18 38:9,11 42:9 48:18 55:23 immediately 26:3 37:10,14 importantly 38:11 improper 25:10, 11 29:16,17 37:10, 14,19 41:8 57:22 in-house 43:9 inappropriate 22:8 included 13:12 39:15 including 41:16 incorrect 10:6 incredibly 22:23 incur 38:20 incurred 8:18 12:14,18,21,22 13:17,18 indirectly 12:6 individual 59:23 60:21 61:12,23 individually 59:17 individuals 60:9 inform 38:14 informed 56:18 initially 10:7 instance 20:16 40:3</p>	<p>institute 28:21 intellectual 42:12,13 intended 19:24 intention 13:8 interesting 14:3 41:4 interpretation 33:18 intervening 48:19 49:10 50:4 involved 17:12 55:13,17 57:6 involvement 55:9 irrelevant 50:3 issue 8:6 14:1,3 15:20 18:19,20 19:14 29:6 35:21,22 36:15 37:8 41:2 44:14,19 46:11 48:15,17,24 49:6,9 50:1,4,9 53:5 56:14, 16 57:8 59:20 issued 29:19 issues 23:23 50:3</p> <hr/> <p>J</p> <hr/> <p>job 40:19,23 Johnson 38:23 40:21 47:17 54:16 Jon 5:10 judge 9:20 21:16 23:23 25:8,13,21,22 34:19 35:5,17 37:3, 6 41:19,20,23 45:24 46:16,17,18 47:2,17 52:21,24 56:7 judgment 21:19 41:11 judicata 27:21 54:15</p>	<p>July 5:23 6:1,9 June 5:19,22 39:8 jurisdiction 47:1 jurisdictions 42:8 52:18 justice 42:4 58:4</p> <hr/> <p>K</p> <hr/> <p>Katrina 61:3 Katz 25:8,22 37:7 keyword 8:14 Kievlan 46:16 47:2 kind 22:13 23:16 kinds 14:11 knew 52:16 knowing 38:18</p> <hr/> <p>L</p> <hr/> <p>label 16:9 largely 6:12 lasted 34:3,4 law 11:17 14:12 24:13,16 27:5,12 28:3 29:5,9,17,21 31:12,13 35:13 36:16,18 38:9,11 42:7 46:8,15 47:4, 20 49:10 52:10,11, 12 53:5 55:23 57:19 59:21 61:7,9,22 laws 48:18 lawsuit 33:17 lawsuits 28:15 41:14 58:16 lawyers 34:15 49:4 52:23 60:21 61:12</p>
--	--	---	---	---

<p>leave 40:5</p> <p>legal 34:6 49:23 54:14 55:21</p> <p>legitimate 20:3</p> <p>legs 37:23</p> <p>light 15:10,11 51:19</p> <p>likelihood 46:3</p> <p>limited 53:8</p> <p>link 56:11 58:17</p> <p>list 11:17</p> <p>literally 10:4 12:4 15:12 55:10</p> <p>liti- 26:7</p> <p>litigate 25:18 29:4</p> <p>litigating 26:9 44:13</p> <p>litigation 27:16, 20,23 28:22 40:20, 21,24 41:1,9 43:9 50:20 52:3 53:11,21 54:2</p> <p>logically 35:11</p> <p>long 44:8</p> <p>looked 32:21 34:12</p> <p>lose 9:15</p> <p>lot 44:13 50:21</p> <p>lots 40:9</p> <p>Lynch 9:7</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>made 26:13 27:13,18 28:12 31:7 32:17 42:11 46:23 54:5</p> <p>Madison 46:19</p> <p>majority 8:16</p> <p>make 5:13 7:5</p>	<p>12:13 17:15 21:3 24:13 26:24 27:11 30:7 33:4 38:15 41:6,7 49:7 54:18 56:6</p> <p>making 24:10</p> <p>malice 17:16</p> <p>March 25:2,20 28:8 29:14 31:17 43:17 49:17 59:4</p> <p>matter 14:5 21:16 27:5 28:16 29:21 52:10,11,12</p> <p>mattered 43:19, 21 44:3</p> <p>maximum 35:16</p> <p>Mcdonald's 31:21 32:7,12,18 33:12</p> <p>meaning 45:20</p> <p>meant 52:24</p> <p>measure 19:11, 24 21:24</p> <p>measures 19:12</p> <p>Medical 61:2</p> <p>mentioned 19:5,6</p> <p>merit 13:22</p> <p>merits 25:24 26:12 40:12 45:22 47:19</p> <p>Merrill 9:6</p> <p>message 22:10 23:15,21 42:17,19</p> <p>Miller 5:10 35:24 39:2,9 52:4 59:8,13 60:2,5,7 61:14,17</p> <p>mind 25:13</p> <p>minute 23:13 24:20</p> <p>minutes 7:4</p> <p>misconduct 58:6,18</p>	<p>misfortune 8:7</p> <p>mistake 41:7</p> <p>mitigate 38:8</p> <p>moment 51:12</p> <p>mongering 55:7</p> <p>months 26:8,9 27:23 31:10 40:7 53:20</p> <p>moot 39:20,21 59:5</p> <p>mootness 15:14 50:9</p> <p>morning 5:9 7:11,12</p> <p>Morrison 61:1</p> <p>motion 6:13 8:2, 5,20,21 9:19,24 10:3 12:19,24 13:1 14:6,8,9,10,13 15:2, 8,14,15,17,21 18:18 19:9 21:17,19 23:19 24:3 25:15,23 26:17,22 27:2 30:7, 13,15,17 35:2 37:18 39:6,10,14,20 40:11 43:16 44:8,23 45:2, 5,8 49:22 51:1,2,13 56:21 57:9 58:11 59:3</p> <p>motions 25:7 39:11</p> <p>move 47:22</p> <p>moved 12:15 23:9 38:17 39:1 56:10</p> <p>moving 56:15</p> <p>multiple 28:15 58:15</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>nature 14:10,11 16:16,20 18:4,5 19:18 22:4,6,12 53:7</p>	<p>never-ending 8:4</p> <p>nominal 20:20</p> <p>non-</p> <p>disparagement 33:2</p> <p>nonsense 41:19</p> <p>nonsuit 12:16,19 13:4 15:16 23:9 38:17 39:1,6,9 57:10 58:12</p> <p>nonsuited 12:22</p> <p>normal 19:11,12</p> <p>not-so-brief 57:23</p> <p>noted 22:15</p> <p>noting 14:12</p> <p>notion 12:14 13:2,16 20:13 22:18 23:6 37:17</p> <p>number 10:10,20 12:20 13:1,12 15:11 45:1,6,7 51:8 56:12, 13</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>object 8:17 10:1, 24</p> <p>objected 56:19, 20</p> <p>objections 8:10 9:22 12:8 13:21</p> <p>obligated 38:14</p> <p>obstruct 20:4</p> <p>obtain 43:22 44:5 45:1</p> <p>obtained 41:11</p> <p>occurred 29:14 31:16 33:6,21 35:1 49:11</p> <p>occurrence 53:15</p>	<p>ongoing 14:8</p> <p>onslaught 41:18</p> <p>opponents 57:5</p> <p>opportunity 7:5 43:14</p> <p>oppose 56:21</p> <p>opposition 8:22</p> <p>oral 23:1</p> <p>order 8:5,21 27:24 45:4,7,9,21, 23 46:1,6 47:2 48:21 50:15 51:1,3 55:1,10,15 56:17 59:4,15,19 61:15</p> <p>orders 46:12,13, 21 47:1</p> <p>original 5:15 9:19 15:4,5 18:13 19:2,6 46:17</p> <p>originally 25:7</p> <p>outcome 21:20</p> <p>outrageous 42:16 49:3</p> <p>overlap 36:4 43:1</p> <p>overseeing 57:23</p> <p>overstated 35:12</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>paid 23:17</p> <p>paper 6:9 40:10</p> <p>papers 6:3 7:17 15:10 18:21</p> <p>parade 53:2,18</p> <p>paragraphs 46:6 53:2</p> <p>parenthetical 17:6</p> <p>part 21:8</p>
--	--	---	--	--

<p>participate 55:3</p> <p>parties 5:1 27:17 28:20</p> <p>party 41:1</p> <p>past 8:9 41:17 47:13</p> <p>patently 13:4 23:8 47:3</p> <p>pejorative 54:22</p> <p>penalty 23:17</p> <p>pendency 45:3</p> <p>pending 29:1 52:18</p> <p>penny 43:5</p> <p>people 13:4 42:11,22 47:12</p> <p>percent 34:21,22 35:6,7</p> <p>period 40:24 53:8</p> <p>perjurious 32:14</p> <p>perspective 43:21</p> <p>persuaded 58:8,21</p> <p>petition 5:15 6:11 7:18 8:11 10:9, 10 11:7 18:13 19:2 21:18 27:3 30:4,7 49:22 51:6 55:21 56:2 57:15 58:9,19</p> <p>petitions 12:9 13:22</p> <p>phrase 45:17</p> <p>place 8:19 29:4 30:23</p> <p>plain 53:4</p> <p>plaintiff 5:6 6:17 24:8 28:14 44:4</p> <p>plaintiff's 32:13</p> <p>plaintiffs 8:12 9:10 41:5 46:9 58:13 59:1</p>	<p>plaintiffs' 5:20, 24 59:2</p> <p>played 41:11</p> <p>pleading 38:12, 13 39:15,16</p> <p>pleadings 11:3, 4 22:17,22 39:24</p> <p>point 12:21 21:22 24:12 26:23 29:5 44:1 53:16 58:23</p> <p>pointed 10:11 58:11</p> <p>points 7:20 9:23 37:2 56:7,8</p> <p>portfolio 58:7</p> <p>position 14:19 31:20 46:20 51:5</p> <p>positions 22:23 23:4</p> <p>possibility 21:21</p> <p>power 41:6 52:9</p> <p>powers 35:19</p> <p>Practice 57:19</p> <p>predecessor 47:14</p> <p>prejudice 27:15 30:18,19 38:18 40:11,12 45:21 47:18 54:11,12 55:4 56:10,22 57:10 58:12</p> <p>preparing 11:2</p> <p>prerogative 58:7</p> <p>presented 50:2</p> <p>preserved 51:15,20</p> <p>presumed 21:1</p> <p>pretty 8:11 40:18</p> <p>prevailed 9:17</p> <p>prior 61:15</p>	<p>privilege 53:22 54:2</p> <p>proceed 27:14, 21</p> <p>proceeding 14:4 41:15</p> <p>proceedings 11:19 62:7</p> <p>proof 24:15</p> <p>proper 18:7 33:18</p> <p>properly 14:14 45:10 47:21</p> <p>proposed 55:15</p> <p>proposition 16:14 33:13,15 38:10</p> <p>propriety 8:4 15:13</p> <p>provision 14:16</p> <p>provisions 33:3</p> <p>public 17:13</p> <p>punish 42:22</p> <p>punitive 14:9 16:9,17,22 17:9,21 18:1,5 19:19,23 20:7,17 21:7,23 22:4,12 36:14</p> <p>pure 29:6</p> <p>purely 36:12</p> <p>purpose 20:3 41:8 44:15,16 57:23</p> <p>purposes 44:22 51:17</p> <p>pursuant 56:22</p> <p>pursue 25:23 29:8 30:4 31:9 49:12,22</p> <p>pursuing 14:13 15:2</p> <p>purview 58:5</p> <p>put 43:12 50:14</p>	<p>putting 11:16 16:8</p> <hr/> <p>Q</p> <hr/> <p>quality 32:18</p> <p>quantifiable 51:7</p> <p>quantify 53:13</p> <p>question 19:1 25:17 38:4 43:13</p> <p>quote 12:3</p> <hr/> <p>R</p> <hr/> <p>raise 47:17</p> <p>raised 18:13 26:5</p> <p>rates 34:17</p> <p>read 5:13,14 7:17 8:7 22:16 31:13 36:10 37:5</p> <p>reality 54:24</p> <p>reason 27:11 32:5 40:17 47:6 50:24</p> <p>reasonable 26:18</p> <p>reasoning 48:21</p> <p>reasons 29:17 31:8 49:13</p> <p>recall 20:21</p> <p>receive 27:20 42:4</p> <p>recess 7:8</p> <p>recognize 26:15</p> <p>recollection 59:24</p> <p>record 7:16 10:5, 7</p> <p>recover 39:22</p> <p>recoverable 9:15</p>	<p>recovery 17:7 18:2,20 35:22 36:5, 9 58:21</p> <p>refer 9:13 11:7</p> <p>reference 11:11, 14</p> <p>referred 31:22 41:19,20</p> <p>referring 37:8</p> <p>refers 41:24</p> <p>reflect 59:19 61:16</p> <p>reflected 61:15</p> <p>reinstated 45:17 47:19</p> <p>relate 9:11</p> <p>related 9:20 10:17 11:2 12:6 14:14</p> <p>relates 8:19 11:11 12:23</p> <p>relating 14:21</p> <p>relationship 48:14</p> <p>relative 30:11</p> <p>reliability 17:23</p> <p>relief 17:8</p> <p>relying 10:7</p> <p>remains 9:1</p> <p>remedies 29:8</p> <p>remedy 22:5</p> <p>remember 40:13 45:23 53:19</p> <p>repeatedly 40:1 47:7</p> <p>replead 38:15 40:5,6,9</p> <p>reply 5:22</p> <p>reported 59:6</p> <p>represented 11:18</p>
---	--	---	--	--

<p>request 11:22 18:11 19:9,18 57:18</p> <p>requested 18:17</p> <p>requesting 16:5</p> <p>res 27:21 54:15</p> <p>resolutions 33:7</p> <p>resolve 23:14</p> <p>respect 12:8 13:23 21:8 37:4 38:1,5</p> <p>respectfully 33:23 35:3</p> <p>respond 43:15</p> <p>respondents 6:11 7:14</p> <p>response 5:21, 24 6:2,11 14:24 16:24 44:20</p> <p>review 5:12 53:21,22</p> <p>reviewed 15:10</p> <p>rid 27:1 34:5</p> <p>ridiculous 13:5, 17 47:3</p> <p>ridiculousness 9:21 54:22</p> <p>right-hand 54:5</p> <p>Ritchie 5:2 11:18 40:20 41:18 43:7 52:20 57:24</p> <p>RMSG 5:8</p> <p>rock-solid 46:21</p> <p>room 13:5</p> <p>rule 7:24 16:6 20:6 25:14 32:7 45:4 56:23 57:16 58:5,8</p> <p>ruled 30:12,16 32:5 59:15</p> <p>rules 41:11,12 55:22 56:23</p>	<p>ruling 28:13 32:22 33:8 37:21 54:2,6,8</p> <p>run 13:14 54:8</p> <p>ruse 55:9</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>Sabo 59:17</p> <p>saga 8:4</p> <p>sanction 10:14 19:20 22:3 27:12 59:22,23 61:9,21</p> <p>sanctionable 9:8 14:5 28:6 29:11, 13 31:15 32:23 33:8 38:12,13 39:17 49:18</p> <p>sanctioned 60:22 61:7</p> <p>sanctions 7:23 8:6 9:11 13:1,24 14:1 15:18 18:22 21:18 24:16 27:2 29:6,10 30:4,7 35:9 36:16,19,21 43:5 49:22 56:1 59:15 61:11</p> <p>Sara 7:13</p> <p>sat 55:10</p> <p>seal 9:2</p> <p>Sean 5:5</p> <p>search 8:14</p> <p>Section 8:1 16:2 44:11 57:19 58:20</p> <p>seek 28:13</p> <p>seeking 16:2 20:6 23:2 43:5</p> <p>semi-public 17:13</p> <p>send 22:10 42:18</p> <p>sending 23:20</p> <p>sends 22:9</p>	<p>sense 6:13</p> <p>served 44:16</p> <p>service 32:18</p> <p>Services 61:3</p> <p>set 46:12</p> <p>short 58:3</p> <p>show 54:20</p> <p>shut 48:19</p> <p>side 20:1</p> <p>sides 38:4 44:13</p> <p>Siegall 7:12,13 56:5 61:20</p> <p>signature 55:16</p> <p>signed 61:6</p> <p>simple 24:14 48:15 49:5 50:1 53:4</p> <p>single 9:18 10:23 40:14 43:4 57:2</p> <p>sit 48:14</p> <p>sitting 50:20</p> <p>situation 28:14 58:13</p> <p>sort 6:12 8:3 9:21 22:18 38:6 47:11 50:18,21 53:17</p> <p>sought 58:17</p> <p>source 17:7</p> <p>sowing 58:3</p> <p>Speaking 8:24</p> <p>special 20:22 21:1</p> <p>specific 46:7</p> <p>specifically 14:23</p> <p>spend 30:10</p> <p>spent 10:2 14:12 30:9 44:12,13</p> <p>split 60:3,5,6</p>	<p>squarely 58:6</p> <p>St 25:2,21 29:15 31:16 37:5 46:17 51:14</p> <p>stand 16:14 33:14 38:10 46:21</p> <p>standard 17:22, 24 33:22,23 35:4,5, 8</p> <p>standards 32:18</p> <p>stands 33:13</p> <p>Star 34:14</p> <p>start 8:8 13:15</p> <p>started 15:14 24:9</p> <p>state 41:14</p> <p>statements 10:11 13:13 42:10</p> <p>states 45:4</p> <p>statute 16:15 18:10 35:23 43:23</p> <p>statutes 18:9</p> <p>statutory 14:16</p> <p>step 5:4 7:10 38:14 40:15</p> <p>Stephen 60:14</p> <p>Steve 20:23</p> <p>stop 28:10</p> <p>strategic 27:13, 18,24 28:12 29:8 31:8 47:5 48:20 49:13 52:3</p> <p>strategically 52:7</p> <p>strategy 26:24</p> <p>Strawn 10:5</p> <p>strict 24:17 28:3 29:7 30:1 33:22</p> <p>strictly 29:11</p> <p>stuff 26:6 31:9</p>	<p>subject 14:7 15:22</p> <p>submissions 19:3</p> <p>submitted 8:15 56:17</p> <p>subsequent 39:14 46:4</p> <p>subsequently 38:19</p> <p>substantive 6:16</p> <p>success 46:4</p> <p>sudden 55:7</p> <p>suggest 33:23 35:3,19</p> <p>suggested 21:20 35:16</p> <p>suggesting 24:10</p> <p>summed 8:11</p> <p>supplemental 5:17,23,24 11:7 14:24 15:6,19,22 19:3,7</p> <p>support 20:13</p> <p>supported 29:17</p> <p>supposed 29:10</p> <p>Supreme 56:23</p> <p>system 58:4</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>Tailor 52:21,24</p> <p>talk 24:20</p> <p>talked 49:18</p> <p>talking 23:11</p> <p>tangents 49:2 50:17</p> <p>team 43:9 51:10 54:14</p>
---	---	--	--	--

<p>technically 7:22</p> <p>telling 40:23</p> <p>tells 57:24 60:12</p> <p>temperament 54:19</p> <p>ten 34:3,4</p> <p>tendered 21:12</p> <p>terms 24:15 44:10 52:13 54:23</p> <p>Thane 43:7</p> <p>thing 9:18 13:15 23:7 24:24 40:2 42:1,4</p> <p>things 19:12 23:11 24:21 40:6,9 45:19 55:19</p> <p>thought 26:18</p> <p>three-hour 11:15</p> <p>throwing 50:21</p> <p>ticky-tack 9:13</p> <p>ties 52:2</p> <p>time 10:2,23 11:6, 12,15 12:23 18:14 34:16 35:24 36:2 42:1,3,17 43:12 44:13 45:13 53:8 54:3,4 57:23</p> <p>today 6:22 24:4 31:4 49:12 51:9,17 57:14 61:11</p> <p>today's 6:4 59:19</p> <p>told 10:8 25:13 40:6 56:19</p> <p>top 22:16 30:8 31:18 43:11 52:15</p> <p>total 9:15 12:5 15:1,23 56:1</p> <p>touch 46:13,22 47:1</p> <p>train 42:1</p> <p>transcript 37:6, 16 53:23</p>	<p>transfer 25:11,16 37:14</p> <p>transferred 9:20 26:7</p> <p>transparent 40:19</p> <p>tremendous 27:22</p> <p>trial 53:1</p> <p>Triune 34:13 35:5</p> <p>TRO 25:5,9 26:4 27:4,6 29:18,20 31:6 34:3 35:23 43:17 44:9 45:3,9, 16 46:1 47:20,21 49:17 51:2 52:22 59:4</p> <p>TROS 53:6</p> <p>true 51:18</p> <hr/> <p>U</p> <hr/> <p>unbelievable 42:11 57:4</p> <p>underscore 9:21</p> <p>understand 21:22 30:1</p> <p>understanding 36:6</p> <p>understands 52:9</p> <p>unleashed 50:19</p> <p>unmarked 21:11</p> <p>unnecessary 50:22</p> <p>unpack 50:10</p> <p>unrelated 10:16 11:1,9 29:8</p> <p>unsealing 8:21, 24</p> <p>untrue 23:8</p>	<p>unwind 52:7</p> <p>upfront 40:22</p> <p>urge 43:4</p> <hr/> <p>V</p> <hr/> <p>vacate 14:8 15:21 21:19 24:3 43:16 59:3</p> <p>valid 12:10</p> <p>vast 8:16</p> <p>veil 40:18</p> <p>venue 37:9,13,20</p> <p>versus 5:2 9:6 17:3 60:24 61:2</p> <p>victim's 22:1</p> <p>view 34:19 55:24</p> <p>viewed 33:16</p> <p>vigor 57:4</p> <p>violated 33:2</p> <p>vital 28:18</p> <p>voluntarily 12:16 26:22 30:15 31:3</p> <p>voluntary 40:11 57:10</p> <hr/> <p>W</p> <hr/> <p>wait 7:4 43:24</p> <p>walked 22:24</p> <p>wanted 24:22 25:11,15,23 27:14, 21 38:20 48:6 52:14 54:18,20</p> <p>wanting 55:19</p> <p>waste 53:13</p> <p>Webb 5:7 7:7 24:5,7 28:10,19 30:14,20,23 31:2,24 32:2 36:24 37:1,8 40:4 44:18 48:1,2,6,</p>	<p>8,11 50:16 53:20 62:1,5</p> <p>Webb's 52:2</p> <p>weekend 14:22 15:11 36:11</p> <p>weeks 36:8 48:2</p> <p>Wheaton 41:23 46:18</p> <p>Wieber 5:5 6:5, 15,21 7:1 18:23 24:6 48:4 50:7,8 57:12</p> <p>willful 17:16</p> <p>win 9:15</p> <p>Winston 5:5,7 10:5 39:15 47:13</p> <p>Winters 17:3</p> <p>word 51:12</p> <p>words 40:24</p> <p>work 53:23</p> <p>worked 34:15</p> <p>world 53:7</p> <p>worst 41:21</p> <p>worth 8:13</p> <p>wrap 22:18</p> <p>wreck 42:1</p> <p>writing 23:5</p> <p>wrong 28:8</p> <hr/> <p>Y</p> <hr/> <p>year 23:8</p> <p>years 32:9 33:21 41:17,22 42:5 47:13 49:3 50:19</p>
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EXHIBIT 2

Filed: Aug 22 2024 10:35AM EDT
Transaction ID 74121018
Case No. 2024-0877-



IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE

GLOBAL CAPITAL PARTNERS LLC and
ACCESS MANAGEMENT, S.A.S., INC.,

Plaintiffs,

v.

GREEN SAPPHIRE HOLDINGS INC.,

Defendant.

C.A. No. _____

VERIFIED COMPLAINT

As and for their Complaint against Defendant, Plaintiffs Global Capital Partners LLC (“Global Capital”) and Access Management, S.A.S., Inc. (“Access Management”), by and through their undersigned counsel, state as follows:

NATURE OF THE ACTION

1. Global Capital is a special purpose company which acted as a private credit lender to Defendant Green Sapphire Holdings Inc., a Delaware corporation (“Green Sapphire”) in transactions secured by real estate properties in the Caribbean. Access Management is a wholly owned subsidiary of Global Capital, which owns two real estate properties located in the French overseas territory of St. Barthelemy, commonly known as St. Barts.

2. Plaintiffs bring this action for breach of a Loan Settlement Agreement, dated February 7, 2024, between Global Capital and Green Sapphire, which is governed by Delaware law; for defamation based on false and malicious statements about Global Capital published by Green Sapphire in connection with its breach; and for tortious interference with Access Management's contractual relations and prospective business expectancy. A true and correct copy of the Loan Settlement Agreement is attached hereto as Exhibit A and incorporated by reference as if fully set forth herein.

3. In February 2023, Global Capital extended a short-term loan in the principal amount of \$10,000,000 to Green Sapphire (the "Loan") pursuant to a Loan and Security Agreement dated February 2, 2023 (the "Loan Agreement"), which is governed by Delaware law. Green Sapphire required the funds to pay existing debts that were maturing. To secure the Loan, Green Sapphire pledged its wholly owned subsidiary Access Management and two real estate properties Access Management owns in St. Barts. Green Sapphire's Director signed the Loan Agreement and supporting agreements, and Global Capital promptly disbursed the funds to Green Sapphire's counsel in the United States at the direction of Green Sapphire.

4. In June 2023, the Loan came due and Green Sapphire failed to repay the principal or the accrued interest. Global Capital agreed to extend the Loan until October 2023 and advanced Green Sapphire an additional \$1,000,000. But come

October, Green Sapphire again failed to repay its debts to Global Capital. In December, Global Capital sent Green Sapphire a notice of default and shortly thereafter exercised its contractual rights to take ownership of the collateral in partial satisfaction of Green Sapphire's debt.

5. In February 2024, the parties entered into the Loan Settlement Agreement. Under the terms of the agreement, Green Sapphire acknowledged and agreed that it had failed to repay the Loan and that the collateral—Access Management shares and the two St. Barts properties—now belonged to Global Capital. Green Sapphire also agreed to pay Global Capital \$1,665,000 in stock in another company to settle all remaining claims related to the Loan.

6. Beginning in April 2024, however, Green Sapphire reversed course and launched a campaign to wrongfully contest and disrupt Global Capital's ownership of Access Management and the St. Barts properties. Despite provisions in the Loan Agreement and a Pledge and Security Agreement establishing exclusive jurisdiction in the Delaware Superior Court, the Delaware District Court, or any court with jurisdiction *of Global Capital's choosing*, Green Sapphire filed a false civil complaint in Guadeloupe claiming that its own director had wrongfully transferred the St. Barts properties from Green Sapphire to Access Management before pledging them as security for the Loan. Green Sapphire then sent a false letter to the public prosecutor in Martinique making criminal allegations that the Loan was a "fake,"

that Green Sapphire did not seek the Loan, and “that the amount of the loan has never been paid to [Green Sapphire].” Green Sapphire sent the false criminal letter to the President of the Collectivity of St. Barts and separately to the architect redesigning one of the St. Barts properties for Access Management, under letters claiming that Global Capital had wrongfully taken Green Sapphire’s real estate.

7. This Court should award damages to Global Capital because Green Sapphire materially breached the Loan Settlement Agreement with Global Capital by challenging and disrupting its rightful ownership of the collateral following Green Sapphire’s default. The Court should also award damages to Global Capital from Green Sapphire because Green Sapphire defamed Global Capital by publishing to the local government and its architect knowingly false letters accusing Global Capital of fraud.

8. This Court should award damages to Access Management because Green Sapphire tortiously interfered with Access Management’s contract with its architect by disrupting his work on the St. Barts properties. The Court should also award damages to Access Management because Green Sapphire tortiously interfered with Access Management’s prospective economic advantage by intentionally creating a cloud of title over the properties to prevent their sale.

9. Finally, this Court should enjoin Green Sapphire from further defaming Global Capital.

PARTIES

10. Plaintiff Global Capital Partners LLC is a Cayman Islands company formed on September 9, 2022 for the purpose of engaging in a secured lending transaction with Green Sapphire. Global Capital has an address at Cayman Management Ltd., Governors Square, 2nd Floor, 23 Lime Tree Bay Avenue, P.O. Box 1569, Grand Cayman, KY1-1110, Cayman Islands.

11. Plaintiff Access Management S.A.S., Inc. is a Cayman Islands company wholly owned by Global Capital. Access Management is a real estate holding company. Access Management has its registered office at Cayman Management Ltd., Governors Square, 2nd Floor, 23 Lime Tree Bay Avenue, P.O. Box 1569, Grand Cayman, KY1-1110, Cayman Islands.

12. Defendant Green Sapphire Holdings Inc. is a Delaware corporation incorporated on December 13, 2006. Green Sapphire is a real estate investment firm. Green Sapphire has an address at 1007 N. Orange St., Wilmington, Delaware 19801.

JURISDICTION

13. This Court has subject matter jurisdiction under 10 *Del. C.* § 341, and 6 *Del. C.* § 2708. Section 11 of the Loan Settlement Agreement specifies: “This Agreement shall be governed by the laws of the State of Delaware, without regard to principles of conflicts of law.” Moreover, the Loan Agreement and Pledge and Security Agreement contain identical forum selection provisions stating:

BORROWER HEREBY AGREES THAT ALL ACTIONS OR PROCEEDINGS INITIATED BY BORROWER AND ARISING DIRECTLY OR INDIRECTLY OUT OF THIS AGREEMENT SHALL BE LITIGATED IN THE SUPERIOR COURT OF NEW CASTLE COUNTY, DELAWARE, OR, THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF DELAWARE OR, IF LENDER INITIATES SUCH ACTION, ANY COURT IN WHICH LENDER SHALL INITIATE SUCH ACTION AND WHICH HAS JURISDICTION.

14. This Court has personal jurisdiction over Defendant because Defendant is incorporated under the laws of Delaware.

STATEMENT OF FACTS

A. February 2023: Global Capital Extends a \$10,000,000 Loan to Green Sapphire, Secured by Real Property on the Island of St. Barthelemy.

15. In fall 2022, Green Sapphire or its affiliates had an existing credit facility that was maturing soon and required funds to pay the maturing debt and avoid default. Green Sapphire, through intermediaries, approached Tailwind Ltd. with a request for an immediate bridge loan. Tailwind Ltd. agreed to arrange a loan by a syndicate of investors who, given the request's tight timeline and Green Sapphire's credit profile and real estate properties in St. Barts, were willing to take the risk with a suitable interest rate. The investor syndicate caused Global Capital, a company they owned, to make the loan to Green Sapphire.

16. Global Capital was represented in the loan negotiations by the law firm of Nelson Mullins Riley & Scarborough, LLP. Green Sapphire was represented by the Mack Law Group, Northbrook, Illinois.

17. On February 2, 2023, Green Sapphire and Global Capital entered into a Loan and Security Agreement (as previously defined, the “Loan Agreement”). The Loan Agreement provided for Global Capital to extend a loan to Green Sapphire in the principal amount of \$10,000,000 (as previously defined, the “Loan”). Green Sapphire agreed to repay the Loan and all accrued interest on the maturity date.

18. To secure its payment obligations, Green Sapphire granted Global Capital first-priority security interests in certain of its assets. Green Sapphire pledged all its interests in its subsidiary, Access Management. Green Sapphire also agreed to cause Access Management to grant Global Capital a first priority mortgage on two real estate properties Access Management owned on St. Barts: one villa and land in Plot AE 314 in Colombier, known as Villa Mona; and a land parcel in Plot AI 220 in Saint-Jean (together, the “St. Barts Properties,” and collectively with Green Sapphire’s interests in Access Management, the “Collateral”). Attachment of Global Capital’s security interest in Access Management was confirmed through the parties’ execution of a Financial Securities Account Pledge Agreement on the same day as the Loan Agreement. Global Capital’s security interests in the St. Barts

Properties were attached and perfected by filing a first-lien mortgage with the Service de la Publicité foncière de Pointe-à-Pitre (Guadeloupe).

19. On February 16, 2023, Green Sapphire signed a Promissory Note (the “Note”). The Note provided for the Loan to be disbursed to Green Sapphire in two tranches: the first tranche of at least \$3,000,000 (the “First Tranche”) to occur on or before February 17, 2023, and the second tranche of an amount up to \$7,000,000 (the “Second Tranche”) to occur as soon as possible shortly thereafter. Green Sapphire promised to repay the Loan on June 16, 2023, with interest. A First Amendment to Loan and Security Agreement was executed the same day to conform the dates in the Loan Agreement to those in the Note.

20. To secure the Loan, on February 16, 2023, Green Sapphire and Global Capital also entered into a Pledge and Security Agreement (the “Security Agreement”). Under the agreement, Green Sapphire pledged all right, title, and interest to its shares of Access Management to Global Capital as security. The same day, Global Capital’s security interests in Green Sapphire’s shares of Access Management were perfected by filing UCC Financing Statements with the Delaware Department of State and Florida Secretary of State.

21. Each of the foregoing agreements was signed on behalf of Green Sapphire by its Director, Ryan Cicoski. Mr. Cicoski is an attorney and a member of the Delaware bar. He served as a judicial clerk in the Delaware Superior Court and

later practiced with the law firm of Potter Anderson & Corroon LLP from 2015 to 2019.

22. On February 2, 2023, Global Capital disbursed \$900,000 of the First Tranche. Global Capital's investor syndicate wire transferred the amount to the IOLTA account of Green Sapphire's counsel in the United States, Charles Mack of the Mack Law Group. There is no dispute that the funds were actually received in the IOLTA account and never returned to Global Capital. Upon information and belief, Mr. Mack handled all issues related to the Loan on behalf of Green Sapphire, and has represented Green Sapphire and its principals for years on many real estate matters.

23. On February 17, 2023, Global Capital disbursed the remainder of the First Tranche and all of the Second Tranche. The amount of \$250,000 was first deducted from the loan proceeds to Green Sapphire to pay Tailwind part of its fee for arranging the Loan. Global Capital's counsel, Nelson Mullins, then wire-transferred the amount of \$8,849,910 to Mr. Mack's IOLTA account. There is no dispute that the funds were actually received in the IOLTA account and never returned to Global Capital.

B. June 2023: Global Capital Agrees to Extend the Maturity Date of the Loan and Advance Additional Funds to Green Sapphire.

24. On June 16, 2023, the Loan reached maturity and the full principal amount of \$10 million and accrued interest became due and owing. Green Sapphire

did not repay the Loan. Instead, Green Sapphire and Global Capital entered into a Second Loan Modification and Ratification Agreement (the “Loan Modification”).

25. The Loan Modification extended the Loan’s maturity date from June 16, 2023, to October 31, 2023. Global Capital agreed to advance an additional \$1,000,000 to Green Sapphire (the “Advance”), increasing the Loan’s principal amount to \$11 million. The past due interest of \$1 million would continue to accrue interest, and the new principal amount also would accrue interest.

26. In exchange for Global Capital agreeing to modify the Loan, Green Sapphire agreed to pay certain additional fees concurrently with the execution of the Loan Modification. These fees included a \$250,000 Maintenance Fee to Global Capital; a \$525,000 Underwriting Fee, consisting mainly of past due fees owed for the initial underwriting of the Loan, to Tailwind Ltd.; and fees to legal counsel for Green Sapphire and Global Capital.

27. On August 11, 2023, Global Capital disbursed the additional \$1 million. Global Capital’s counsel, Nelson Mullins, retained \$70,000 for their legal fees and wire transferred \$285,000 to Tailwind Ltd. on behalf of Global Capital Partners for the Maintenance Fee and other fees; \$525,000 to Tailwind Ltd. for the past due Underwriting Fee; and \$120,000 to Mr. Mack’s IOLTA account. There is no dispute that the funds were actually received in the IOLTA account and never returned to Global Capital.

C. October, December 2023: Green Sapphire Defaults on the Secured Loan, and Global Capital Takes Ownership of the Collateral.

28. On October 31, 2023, the Loan reached its extended maturity date, with the full principal amount of \$11 million and all accrued interest due and owing. Green Sapphire failed to repay the Loan or pay any of the accrued interest. No further modification of the Loan was granted.

29. On December 13, 2023, after informal discussions with Green Sapphire were unsuccessful, Global Capital sent Green Sapphire a notice formally declaring an event of default and giving it until December 14, 2023 to agree to certain terms for Global Capital to standstill and not foreclose on the Collateral. Green Sapphire failed to agree to the proposed terms.

30. On December 15, 2023, Global Capital exercised its rights to the Collateral under the Loan Agreement and the Security Agreement. Global Capital took possession of the stock of Access Management via stock assignment. All of the stock of Access Management thereby became owned by Global Capital. Global Capital also thereby became owner of the St. Barts Properties. A pre-signed resignation of Access Management's director, Ryan Cicoski, was filed and Global Capital's principal, Dustin Springett, was appointed sole director of Access Management.

D. February 2024: Green Sapphire and Global Capital Enter into the Loan Settlement Agreement.

31. Taking ownership of Access Management and the St. Barts Properties did not satisfy all of Green Sapphire's defaulted payment obligations under the Loan Agreement.

32. Therefore, on February 7, 2024, Green Sapphire, Global Capital, and related parties executed a Loan Settlement Agreement to resolve all outstanding claims under the Loan Agreement. The Loan Settlement Agreement stated in Recital G that Green Sapphire had defaulted on the Loan three months earlier:

The Maturity Date under the Original Loan occurred on October 31, 2023, and Borrower failed to make payment to Lender in the amount of the outstanding principal balance of the Original Loan, all accrued and unpaid interest, fees and all other amounts due under the Loan Documents as required thereby (the "Existing Default").

33. The Loan Settlement Agreement further stated in Recital I that Green Sapphire remained in breach of the Loan Agreement, and, as a consequence, Global Capital now owned the Collateral:

(i) the Borrower remains in breach of its obligations under the Loan Documents; (ii) the Lender exercised its right under Section 7.2 of the Original Loan & Security Agreement, as amended; and (iii) the Collateral, including the Subsidiary Shares, is now held in the name of the Lender.

34. In Section 1, Green Sapphire specifically acknowledged the accuracy of the recitals and agreed that they form part of the Loan Settlement Agreement.

Green Sapphire thus agreed that it had defaulted on the Loan and that the Collateral now belonged to Global Capital.

35. Green Sapphire also agreed to pay \$1,665,000 to Global Capital in settlement of the remaining defaulted loan and interest amounts. Loan Settlement Agreement § 3.b). This amount was to be paid by delivery of 532,380 shares of stock in CYRB Inc., a Delaware corporation.

36. In exchange for Green Sapphire executing the agreement and paying the settlement fee, Global Capital acknowledged and agreed that the Loan was satisfied in full, and that Green Sapphire and its affiliates had no further liability to Global Capital with respect to the Loan. Loan Settlement Agreement § 4. However, the parties agreed that the release should not be interpreted to require the cancellation of Global Capital's interest in the Collateral: "Notwithstanding the foregoing, nothing in this Section 4 shall be interpreted to require the cancellation of the other Loan Documents governing Lender's security interest on the Collateral." The original Loan Agreement and Security Agreement were included in the Loan Settlement Agreement's definition of "other Loan Documents." *Id.* at ¶ F.

37. Green Sapphire and Global Capital thus resolved and settled all remaining obligations under the Loan Agreement. Green Sapphire delivered the stock of CYRB Inc. to Global Capital. Global Capital remained the sole owner of

Access Management, and Access Management remained the owner of the St. Barts Properties.

E. April to July 2024: Green Sapphire Falsely Contests Global Capital's Ownership of the St. Barts Properties and Disrupts Access Management's Business.

38. Upon information and belief, Mr. Cicoski resigned as a director of Green Sapphire on March 1, 2024. Shortly thereafter, Green Sapphire orchestrated a campaign to contest and disrupt Global Capital's rightful ownership of Access Management and the St. Barts Properties and defame Mr. Cicoski in the process.

39. On April 15, 2024, in contravention of the exclusive forum provisions in both the Loan Agreement and Security Agreement, Green Sapphire filed a civil complaint in the Mixed Commercial Court of Basse-Terre, Guadeloupe against Access Management (the "French Civil Complaint").¹ The French Civil Complaint has not been properly served. As Green Sapphire knows, Access Management is a Cayman Islands company and was not served at that registered address.

40. The French Civil Complaint challenged the process by which the St. Barts Properties were transferred from Green Sapphire to its subsidiary Access Management in 2022, the year before Green Sapphire and Access Management

¹ The French Civil Complaint also named as a defendant Michael Ciffreo, a local notaire, or public official authorized by the state to attest and certify certain legal documents and oversee property transactions. The French Civil Complaint challenges certain property transfers to Access Management attested to by Mr. Ciffreo.

pledged those properties as collateral for the Loan. Specifically, the French Civil Complaint alleged that Green Sapphire's Director, Ryan Cicoski, lacked authority to approve the transfers pursuant to the charter and bylaws of Green Sapphire. Green Sapphire requested that the French court declare the transfers null and void and order the properties returned to Green Sapphire. Any actions approved by Green Sapphire's Director are a matter of Delaware law, and Access Management will move shortly to dismiss the French Civil Complaint – in favor of this action -- as lacking jurisdiction and having been filed in the wrong forum.

41. The French Civil Complaint was filed without a good-faith basis in law or fact. Mr. Cicoski was duly authorized to effect Green Sapphire's transfer of the St. Barts Properties to its subsidiary before pledging those properties for the Loan. The false civil complaint was filed for the purpose of frustrating the sale of one of the two St. Barts Properties, Villa Mona. Access Management has a ready, willing, and able buyer. Closing has been delayed by the pending, baseless lawsuit in Guadeloupe. The longer the closing is delayed, the more money Access Management loses and the greater the risk is that the closing will never occur. This was precisely Green Sapphire's strategy in filing the complaint.

42. On June 28, 2024, Green Sapphire sent a letter to the Public Prosecutor in Fort-de-France, Martinique making criminal allegations and requesting that he take action (the "French Criminal Letter"). The French Criminal Letter has no good-

faith basis in fact or law. The French Criminal Letter is a salad of scurrilous accusations. Among other things, Green Sapphire alleges that the Loan was a “fake,” that Green Sapphire did not seek the Loan, and “that the amount of the loan has never been paid to [Green Sapphire] and that to date none of the Complainants has received any amount under the Loan.”

43. In reality, the Loan was not a “fake” but an actual transaction in which Global Capital advanced funds totaling \$11 million. Green Sapphire did in fact seek the Loan in order to pay existing debts owed by Green Sapphire or its affiliates that were maturing. And Green Sapphire did receive the amounts of the Loan—the First Tranche, the Second Tranche, and the Advance—by wire transfer to its U.S. legal counsel. The receipts confirm as much.

44. Notably, the public prosecutor has taken no action in response to this defamatory letter. The French Criminal Letter is simply an effort to defame Ryan Cicoski, a member of the bar of this Court, as having abused his position as Director of Green Sapphire. Green Sapphire alleges Mr. Cicoski “secretly organized” the “unauthorized” acquisition of Access Management by Green Sapphire; transferred the St. Barts Properties from Green Sapphire to Access Management without authority; “fictitiously had a resolution adopted (without obtaining the necessary authorizations), under the terms of which [Green Sapphire] decided to re-domicile [Access Management] (registered with the Basse-Terre Trade and Companies

Registry) in Florida, USA”; and “used forgeries and unfair management practices” to carry out his “fraud.”

45. In fact, Mr. Cicoski was fully authorized to act on behalf of Green Sapphire. Morris, Nichols, Arsht & Tunnell LLP has issued a legal opinion (the “Morris Nichols Opinion”) concluding that Mr. Cicoski, in his capacity as director of Green Sapphire, possessed the requisite corporate power and authority to authorize and direct Green Sapphire’s contribution of the St. Barts Properties to its subsidiary Access Management. A true and correct copy of the Morris Nichols Opinion is attached hereto as Exhibit B. The Morris Nichols Opinion also concludes that Mr. Cicoski possessed the requisite corporate power and authority to cause Green Sapphire to enter into the Loan Agreement and the Loan Settlement Agreement. Mr. Cicoski has confirmed that he was a director of Green Sapphire on February 2, 2023 and executed the attached resolution of that same date relating to the transaction.

46. Green Sapphire capped its smear campaign by sending defamatory letters enclosing copies of the French Criminal Letter to third parties throughout St. Barts. On July 18, 2024, Green Sapphire sent a defamatory letter about Global Capital to the President of the Collectivity of St-Barthelemy, the head of the local government (the “First Green Sapphire Letter”). The First Green Sapphire Letter falsely told the President that Global Capital had engaged in “serious and malicious

attempts” to “illegally appropriate” Green Sapphire’s “real estate assets” and that Global Capital had “attempted to defraud” Green Sapphire.

47. A week later, on July 24, 2024, Green Sapphire sent another defamatory letter about Global Capital to Access Management’s architect in St. Barts, Johannes Zingerle (the “Second Green Sapphire Letter”). Zingerle was redesigning Villa Mona for Access Management and opening a building permit for reconstruction of the villa when he received the Second Green Sapphire Letter. The Second Green Sapphire Letter falsely told Zingerle that Global Capital had engaged in “serious and malicious attempts” to “illegally appropriate” Green Sapphire’s “real estate assets” and that Global Capital had “attempted to defraud” Green Sapphire. The Letter threatened the architect with criminal prosecution if he lawfully continued his work. The Letter also purported to restrict access to the property.

48. Plaintiffs lack an adequate remedy at law.

COUNT ONE
(Breach of Contract)

49. Plaintiffs repeat and reallege the allegations set forth at paragraphs 1 through 48 as if fully set forth herein.

50. The Loan Agreement, Security Agreement and Loan Settlement Agreement are valid and binding contracts governed by Delaware law.

51. Global Capital has performed all of its obligations under the Loan Agreement and Security Agreement, including but not limited to extending a \$10

million loan to Green Sapphire in February 2023, and advancing an additional \$1 million to Green Sapphire in June 2023. Green Sapphire failed to perform its obligations under the Loan Agreement by not repaying the Loan when due, even after an extension. When the Loan fell into default, Global Capital exercised its right to assume ownership of the Collateral, including the St. Barts Properties.

52. Global Capital also has performed all of its obligations under the Loan Settlement Agreement, including accepting Green Sapphire's delivery of the stock of CYRB Inc., together with the Collateral, in full satisfaction of Green Sapphire's debt.

53. Green Sapphire, however, has breached its obligations under the Loan Settlement Agreement. Green Sapphire acknowledged and agreed that it had defaulted on the Loan and that Global Capital now owned the Collateral, including the St. Barts Properties. Shortly thereafter, Green Sapphire breached that agreement by contesting and disrupting Global Capital's rightful ownership of the St. Barts Properties.

54. Green Sapphire's conduct in breach of the Loan Settlement Agreement has harmed and continues to harm Global Capital. The Green Sapphire Letter to Access Management's architect has prevented renovation work at Villa Mona. Green Sapphire's false complaints have created a cloud of title over the St. Barts Properties preventing their sale. Green Sapphire has thereby disabled Global Capital

from recouping the defaulted loan and interest amounts secured by the properties.

55. In addition. Green Sapphire has breached the Loan Agreement and Security Agreement by filing the French Civil Complaint in a forum other than that agreed upon.

56. By reason of the foregoing, Global Capital has been damaged.

COUNT TWO
(Defamation)

57. Plaintiffs repeat and reallege the allegations set forth at paragraphs 1 through 56 as if fully set forth herein.

58. The First Green Sapphire Letter, which accuses Global Capital of fraud, is facially defamatory. The First Green Sapphire Letter clearly refers to Global Capital by enclosing the French Criminal Letter identifying it by name.

59. Green Sapphire published the First Green Sapphire Letter by addressing and sending it to the President of the Collectivity of St-Barthelemy. Given the content of the First Green Sapphire Letter, it would clearly be understood as defamatory by the person to whom it was published.

60. The Second Green Sapphire Letter also is facially defamatory for its accusations of fraud. The Second Green Sapphire Letter clearly referred to Global Capital by also enclosing the French Criminal Letter identifying it by name.

61. Green Sapphire published the Second Green Sapphire Letter by addressing and sending it to Johannes Zingerle, Access Management's architect at

Villa Mona. Given the content of the Green Sapphire Letter, it would clearly be understood as defamatory by the person to whom it was published.

62. By reason of the foregoing, Global Capital has been damaged.

63. Green Sapphire's continued defamatory statements threaten irreparable injury to Global Capital if an injunction is not granted. The harm to Global Capital plainly outweighs the non-existent harm to Green Sapphire if an injunction against its continued defamation is granted.

COUNT THREE

(Tortious Interference with Contract)

64. Plaintiffs repeat and reallege the allegations set forth at paragraphs 1 through 63 as if fully set forth herein.

65. Access Management has a contract with its architect, Johannes Zingerle, to redesign Villa Mona and secure a building permit for its reconstruction. Green Sapphire knows that Access Management has such a contract with Mr. Zingerle, given that Green Sapphire sent Mr. Zingerle the Green Sapphire Letter threatening criminal prosecution if he continued his work at Access Management's property.

66. Green Sapphire intentionally interfered with Access Management's contract by sending the Second Green Sapphire Letter threatening Mr. Zingerle and preventing Mr. Zingerle from performing his obligations under the contract.

67. By reason of the foregoing, Access Management was damaged.

68. Green Sapphire's continued interference with the St. Barts Properties threatens irreparable injury to Access Management if an injunction is not granted. The harm to Access Management plainly outweighs the non-existent harm to Green Sapphire if an injunction against its continue interference is granted.

COUNT FOUR

(Tortious Interference with Business Expectancy)

69. Plaintiffs repeat and reallege the allegations set forth at paragraphs 1 through 68 as if fully set forth herein.

70. Access Management possessed a business expectancy in the sale of Villa Mona. Green Sapphire knew that Access Management intended to sell the St. Barts Properties so that its corporate parent, Global Capital, could recover Green Sapphire's defaulted loan and interest amounts.

71. Green Sapphire intentionally interfered with Access Management's business expectancy by filing its false complaints and creating a cloud of title over the St. Barts Properties that has caused the prospective buyer to not close on the sale.

72. By reason of the foregoing, Access Management was damaged.

73. Green Sapphire's continued interference with the St. Barts Properties threatens irreparable injury to Access Management if an injunction is not granted. The harm to Access Management plainly outweighs the non-existent harm to Green Sapphire if an injunction against its continue interference is granted.

PRAYER FOR RELIEF

WHEREFORE, Plaintiffs respectfully request that this Court enter a judgment against Defendant and in their favor:

A. Preliminarily and permanently enjoining Green Sapphire from prosecuting the French Civil Action;

B. Preliminarily and permanently enjoining Green Sapphire from taking any action to interfere with Global Capital's ownership of Access Management and the St. Barts Properties;

C. Preliminarily and permanently enjoining Green Sapphire from publishing defamatory statements about Global Capital;

D. Awarding damages for breach of the Loan Settlement Agreement in an amount to be determined by the Court;

E. Awarding damages for defamation of Global Capital in an amount to be determined by the Court;

F. Awarding damages for tortious interference with Access Management's contractual relations in an amount to be determined by the Court;

G. Awarding damages for tortious interference with Access Management's business expectancy in an amount to be determined by the Court; and

H. Granting such other and further relief as the Court deems just and proper.

Of Counsel:

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Dated: August 21, 2024

/s/ Philip Trainer, Jr.

Philip Trainer, Jr. (#2788)
Samuel M. Gross (#6811)
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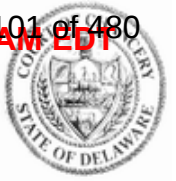


Exhibit A

LOAN SETTLEMENT AGREEMENT

THIS LOAN SETTLEMENT AGREEMENT (this “Agreement”) effective this 7th day of February, 2024 (the “Effective Date”) is made by and by and among, Green Sapphire Holdings Inc., a Delaware corporation, having an address at 1007 N. Orange Street, Wilmington, DE 19801 (the “Borrower”), Petro Carta Trust dated October 27, 2014, having an address at 1007 N. Orange Street, Wilmington, DE 19801 (“Petro Carta”), BNW Family Office LLC, a Delaware limited liability company, having an address at 2035 Sunset Lake Rd., Suite B-2, Newark, DE 19702 (“BNW”, and together with Petro Carta, collectively, the “Guarantors” or the “Principals”; the Guarantors, together with the Borrower, collectively, the “Obligors”), Global Capital Partners LLC, a Delaware limited liability company (together with its successors and/or assigns, the “Lender”) and Tailwind Ltd., a Cayman Islands company (“Tailwind”).

RECITALS

A. Borrower and Lender are parties to a certain Loan and Security Agreement dated as of February 2, 2023 (the “Original Loan & Security Agreement”), evidencing and governing a certain loan made by Lender to Borrower in the principal amount of \$10,000,000.00 (the “Original Loan”), which is evidenced by that certain Promissory Note executed by Borrower to the order of Lender dated February 2, 2023 (the “Closing Date”) in such original principal sum (as amended, restated and otherwise modified from time to time, the “Note”).

B. On February 16, 2023, the Lender and the Borrower entered into that certain First Amendment to Loan and Security Agreement to make certain revisions to the terms of the Original Loan & Security Agreement (the “First Amendment”).

C. On June 16, 2023, Lender and the Borrower amended the Original Loan & Security Agreement by entering into that certain Second Loan Modification and Ratification Agreement by and among the Borrower, the Lender and the Principals, which provided, among other things, for (i) the extension of the original Maturity Date of June 16, 2023 to October 31, 2023 (the “Extension”); (ii) the additional advance of \$1,000,000 by the Lender to the Borrower (the “Advance”); and (iii) ratification and confirmation by each of Borrower and Principals of their respective obligations under the Loan Documents (the “Second Loan Modification”).

D. The indebtedness evidenced by the Note is secured by, *inter alia*, certain liens and security interests granted under (i) the Original Loan & Security Agreement (as amended, restated and otherwise modified from time to time including, without limitation by the First Amendment and the Second Loan Modification, the “Loan & Security Agreement”); (ii) the Pledge and Security Agreement dated as of the Closing Date, executed by the Borrower to the Lender (as amended, restated and otherwise modified from time to time, the “Pledge”); (iii) the mortgages granted by Access Management SAS, Inc., a Florida corporation and a wholly-owned subsidiary of the Borrower (the “Subsidiary” or “Access Management”) encumbering certain real and personal properties and fixtures owned by Access Management located in Saint Barthelemy (the “Property”); and (iv) all the documents and instruments listed on Exhibit A to the Second Loan Modification.

E. Each of the Guarantors has jointly and severally guaranteed certain recourse obligations of Borrower under the Original Loan as provided by and pursuant to that certain Guaranty of Payment dated of the Closing Date, executed by each Guarantor in favor of the Lender, as amended by the First Amendment to Guaranty of Payment dated February 16, 2023 (as amended, restated and otherwise modified from time to time, each a "Guaranty").

F. The Loan & Security Agreement, the Pledge, the Guaranties, and all other documents, instruments and agreements evidencing, securing or relating to the Original Loan, each as amended, restated and/or modified from time to time, are hereinafter collectively referred to as the "Loan Documents". All property pledged to the Lender to secure the obligations evidenced or governed by the Loan Documents, including without limitation, the shares of Access Management and the Properties in Saint-Barthelemy, will be referred to herein collectively as the "Collateral". Capitalized terms not otherwise defined herein shall take the meanings ascribed to them in the Loan Agreement.

G. The Maturity Date under the Original Loan occurred on October 31, 2023, and Borrower failed to make payment to Lender in the amount of the outstanding principal balance of the Original Loan, all accrued and unpaid interest, fees and all other amounts due under the Loan Documents as required thereby (the "Existing Default").

H. On December 13, 2023, the Lender sent the Obligors a notice advising the Obligors of the occurrence of the Existing Default giving the Obligors until December 14, 2023 to agree to certain terms for the Borrower to standstill and not foreclose on the Collateral, while reserving all rights as a result thereof (the "Notice of Event of Default and Conditions for Standstill").

I. As the Obligors failed to agree to the terms proposed in the Notice of Event of Default and Conditions for Standstill, (i) the Borrower remains in breach of its obligations under the Loan Documents; (ii) the Lender exercised its right under Section 7.2 of the Original Loan & Security Agreement, as amended; and (iii) the Collateral, including the Subsidiary Shares, is now held in the name of Lender.

J. Tailwind has acted for the Lender in connection with the Loan and this Agreement;

K. As of the date hereof, the Obligors owes to Tailwind \$335,000 (the "Tailwind Fee").

L. Borrower currently controls ownership of shares in CYRB Inc. a Delaware corporation (the "Proton Green Stock") free and clear of all liens and encumbrances.

M. Obligors and Lender and Tailwind desire to settle any and all claims under the Loan Documents and any other claims, controversies, suits, causes of action or damages, known or unknown, on the terms set forth in this Agreement.

NOW THEREFORE, in consideration of the obligations, agreements, covenants and mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all Parties, the Parties agree as follows:

AGREEMENT

1. **Recitals.** The Parties acknowledge the accuracy of the recitals set forth above, which are incorporated herein as if set forth herein and form a part of this Agreement.

2. **Settlement Obligations.**

- a) **Assignment and Release of BNW Second Mortgage Interest on the Property.** By entering into this Agreement, BNW agrees to (a) immediately release any and all rights it may have as a creditor or securityholder to the Property including, without limitation, any rights under that certain second position mortgage charge BNW filed with the Saint Barthelemy property registry against the Property, (b) assign any and all rights thereunder to Lender and (c) promptly sign and deliver to Lender any and all documents which Lender may deem required to complete such assignment and release.

3. **Settlement Fees.**

- a) **Payment of Tailwind Fee.** Subject to paragraph b below, Borrower agrees to initiate payment of the Tailwind Fee to Tailwind on or about the Effective Date. The Tailwind Fee shall be paid by delivery of 107,116 shares of Proton Green Stock, free and clear of all liens and encumbrances.
- b) **Payment of Lender Settlement Fee.** Subject to paragraph b below, Borrower agrees to pay \$1,665,000 to Lender to settle any and all claims Lender may have under the Loan Documents.(the "Lender Settlement Fee"). The Settlement Fee shall be paid by delivery of 532,380 shares of Proton Green Stock, free and clear of all liens and encumbrances.
- c) **Transfer of Shares of Proton Green Stock.** The shares of Proton Green Stock representing the Tailwind Fee and the Settlement Fee shall be assigned to each recipient on the books and records of the Transfer Agent.
- d) **Representations and Warranties.** In order to induce the Lender and Tailwind to enter into this Agreement and to consummate the transactions contemplated in Sections 2 and 3, each Obligor or the Borrower, as applicable below, hereby represents and warrants to each of Lender and Tailwind that, as of the Effective Date:
- i. ***Ownership of the Shares of Proton Green Stock.*** Borrower has the power to direct the assignment of each share of Proton Green Stock to be transferred to Lender and Tailwind, free and clear of any and all liens, claims, encumbrances, security agreements, equities, options, claims, charges and restrictions.
- ii. ***Authorization and Binding Obligations.*** All action on the part of each Obligor necessary for the authorization, execution and delivery of this Agreement has been taken. This Agreement has been duly executed and delivered by each Obligor, and this Agreement is a valid and binding obligation of each Obligor enforceable in accordance with its terms, except (a) as limited by applicable bankruptcy, insolvency, moratorium or other laws of general application affecting enforcement of creditors' rights, and (b) general principles of equity that restrict the availability of equitable remedies. Each Obligor has

the full power and authority necessary to enter into and perform its obligations under this Agreement and to consummate the transactions contemplated hereby.

iii. *No Encumbrance from this Agreement.* This Agreement and each Obligor's performance hereof does not result in the creation or imposition of any claim, charge, encumbrance or restriction of any nature whatsoever against the shares of Proton Green Stock being transferred to Lender and Tailwind, as applicable.

e. Representations and Warranties of Lender and Tailwind. Each of Lender and Tailwind hereby represents and warrants to the Obligors, severally and not jointly, that:

i. *Restricted Securities.* Each of Lender and Tailwind understands that the shares of Proton Green Stock are "restricted securities" under applicable U.S. federal and state securities laws. Each of Lender and Tailwind acknowledges that Proton Green has no obligation to register the shares with the Securities and Exchange Commission **or** register or qualify the shares for resale.

ii. *Accredited Investor.* Lender and Tailwind are accredited investors as defined in Rule 501(a) of Regulation D promulgated under the Securities Act.

iii. *Foreign Investor.* Tailwind is not a United States person (as defined by Section 7701(a)(30) of the Code) and hereby represents that it has satisfied itself as to the full observance of the laws of its jurisdiction in connection with the transfer of the shares of Proton Green Stock to Tailwind.

iv. *Sophisticated Investor.* Each of Lender and Tailwind have such experience in business and financial matters that they are capable of, and have, evaluated the merits and risks of an investment in the shares of Proton Green Stock and acknowledge that an investment in the shares of Proton Green Stock is speculative and involves a high degree of risk.

4. Satisfaction of Loan; Release of Guarantors; Shall Not Affect Collateral. Upon the execution of this Agreement and payment of the Loan Settlement Fee and Tailwind Fee, Lender acknowledges and agrees that the Loan is satisfied in full and Lender is receiving full and adequate consideration in full satisfaction of the Loan. Each Obligor shall have no further liability to Lender with respect to the Loan including, without limitation, each Guarantor's obligations under their respective Guaranty. Notwithstanding the foregoing, nothing in this Section 4 shall be interpreted to require the cancellation of the other Loan Documents governing Lender's security interest on the Collateral. Lender shall take whatever actions are necessary to ensure that the Loan is reflected on the books and records of Lender as satisfied in its entirety as to all Obligors.

Lender fully forever and irrevocably waives, releases and discharges Guarantors from all obligations, duties or liabilities of whatever nature arising under or in connection with the Guaranty.

5. Mutual Release. Upon the execution of this Agreement and payment of the Loan Settlement Fee and Tailwind Fee (which, for the avoidance of doubt, shall include the actual transfer of the Proton Green Shares to Lender and Tailwind in the books of the transfer agent),

Lender and Tailwind, on behalf of themselves, and on behalf of their predecessors, successors, direct and indirect parent companies, direct and indirect subsidiary companies, companies under common control with any of the foregoing, Affiliates and assigns, and its and their past, present and future officers, directors, shareholders, interest holders, members, partners, attorneys, agents, employees, managers, representatives, assigns and successors in interest, and all persons acting by, through, under or in concert with them (collectively and each of them, the “**Affiliates**”) hereby release and discharge the Obligors and their Affiliates from any and all known or unknown charges, complaints, claims, grievances, liabilities, obligations, promises, agreements, controversies, damages, actions, causes of action, suits, rights, demands, costs, losses, debts, penalties, fees and expenses (including offsets and attorneys’ fees and costs actually incurred), of any nature whatsoever, known or unknown, which either Lender and/or Tailwind has, or may have had, against the other Party, whether or not apparent or yet to be discovered, or which may hereafter develop and for any acts or omissions related to or arising from the Loan (the “**Claims**”).

Obligors, on behalf of themselves, and on behalf of their Affiliates hereby release and discharge Lender and Tailwind and their Affiliates from any and all known or unknown Claims.

This Agreement resolves any Claim or cause of action for relief that is, or could have been alleged, no matter how characterized, including, without limitation, compensatory damages, damages for breach of contract, bad faith damages, reliance damages, liquidated damages, costs and attorneys’ fees related to or arising from the Loan.

6. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, and their respective parent entities, affiliates, predecessors, successors, assigns, subsidiaries, divisions, employees, officers, directors, and agents.

7 Costs, Expenses, and Attorney Fees. The Parties will each pay their own costs, expenses, and attorney fees with respect to this Agreement.

8. Advice of Counsel. The Parties warrant and represent that in executing this Agreement they have had the opportunity to rely on legal advice from the attorneys of their choice, and that they fully understand the terms of this Agreement.

9. No Strict Construction. The language of this Agreement shall be construed as a whole, according to its fair meaning and intent, and not strictly for or against any party given rights hereunder, regardless of who drafted or is principally responsible for drafting this Agreement or any specific term or condition hereof.

10. Headings. Paragraph headings contained herein are for purposes of organization only and shall not be considered in construing this Agreement.

11. Entire Agreement. This Agreement embodies and sets forth the entire agreement and understanding between the Parties relating to the subject matter hereof. This Agreement merges and supersedes all prior discussions, agreements, understandings, representations, conditions, warranties, covenants, and all other communications between the Parties relating to the subject matter hereof. The signatories to this Agreement certify that they are duly authorized to enter into

this Agreement and that neither Party has made any assignment or transfer of rights that could subject the other Party to multiple liability related to the facts, transactions and occurrences set forth herein.

11. Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Delaware, without regard to principles of conflicts of law.

12. Execution. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. The persons executing this Agreement represent and warrant that they have received and possess specific representative authority to enter into this Agreement on behalf of their respective entities and that neither Party has made any assignment of rights that could subject the other Party to liability from any third party to this Agreement as a result of the transactions and occurrences of the Dispute. The Parties further stipulate that the execution of this Agreement is voluntary and free of duress of any kind or nature.

13. Further Assurances. Each of the Parties shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, certificates, instruments and documents, as the other party may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the consummation of the transactions contemplated hereby.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Borrower, Guarantors and Lender and Tailwind have caused this Agreement to be executed under seal as of the date first above written.

BORROWER:

Green Sapphire Holdings Inc.

By: Ryan C. Cicoski
Name: Ryan C. Cicoski
Its: Director

GUARANTORS:

BNW Family Office LLC

By: _____
Name: Robert James Brownell
Its: Manager

The Petro Carta Trust dated October 27, 2014

By: Ryan C. Cicoski
By: NorthSea LLC, its trustee
Name: Ryan C. Cicoski
Its: Director

LENDER:

GLOBAL CAPITAL PARTNERS LLC

By: _____
Name: Dustin Springett
Title: Manager

TAILWIND LTD.

By: _____
Name: Dustin Springett
Title: CEO

Exhibit B

MORRIS, NICHOLS, ARSHT & TUNNELL LLP

1201 NORTH MARKET STREET
P.O. BOX 1347
WILMINGTON, DELAWARE 19899-1347

—
(302) 658-9200
(302) 658-3989 FAX

July 11, 2024

Global Capital Partners LLC

Re: Green Sapphire Holdings, Inc.

Ladies and Gentlemen:

We have acted as special Delaware counsel to Global Capital Partners LLC, a Delaware limited liability company (the “Lender”), in connection with certain matters of Delaware law as set forth below relating to the execution by Mr. Ryan Cicoski’s power and authority to act on behalf of Green Sapphire Holdings, Inc., a Delaware corporation (the “Borrower”), in connection with the transactions described below.

In rendering this opinion, we have examined and relied upon copies of the following documents in the forms provided to us: the Second Amended and Restated Certificate of Incorporation of the Borrower (then named Organic Fuels Holdings, Inc.) as filed with the Office of the Secretary of State of the State of Delaware (the “State Office”) on November 23, 2009 (the “Restated Certificate”); the Certificate of Amendment to the Restated Certificate as filed in the State Office on January 5, 2012 (the “First Amendment to Restated Certificate”); the Certificate of Amendment to the Restated Certificate, as amended by the First Amendment to Restated Certificate, as filed in the State Office on May 16, 2019, reflecting a change of the name of the Borrower from Organic Fuels Holdings, Inc. to Green Sapphire Holdings, Inc.; the Amended and Restated Bylaws of the Borrower (then named Organic Fuels Holdings, Inc.) dated as of January 12, 2007; the Written Consent of the Sole Stockholder and Board of Directors of the Borrower dated as of August 13, 2021 (the “Consent”); the Delegation of Authority by Mr. Ryan Christopher Cicoski dated March 22, 2022 (the “Contribution Authorization”) pursuant to which Mr. Cicoski authorized the individuals specified therein to act on behalf of the Borrower to increase the Borrower’s share capital in Access Management S.A.S. Inc. in exchange for certain real property owned by the Borrower (the “Contribution”); the Loan and Security Agreement dated as of February 2, 2023, as amended by the First Amendment thereto dated as of February 16, 2023, between the Borrower and the Lender (as so amended, the “Loan Agreement”); the Loan Settlement Agreement dated as of February 7, 2024 by and among the Borrower, Petro Carta Trust dated October 27, 2014, BNW Family Office, the Lender and Tailwind Ltd., as amended by the Amendment thereto dated as of February 9, 2024 (as so amended the “Settlement Agreement”);

Global Capital Partners LLC

July 11, 2024

Page 2

and a certification of good standing of the Borrower obtained as of a recent date from the State Office. In such examinations, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as drafts or copies or forms of documents to be executed and the legal capacity of natural persons to complete the execution of documents. We have further assumed for purposes of this opinion: (i) except to the extent addressed by our opinion in paragraph 1 below, the due formation or organization, valid existence and good standing of each entity that is a signatory to any of the documents reviewed by us under the laws of the jurisdiction of its formation or organization; (ii) the due adoption, authorization, execution and delivery by, or on behalf of, each of the parties thereto of the above-referenced documents (other than the Contribution Agreement, Loan Agreement and Settlement Agreement as addressed in our opinions below); (iii) that at the time the Consent was adopted, and at all times thereafter, the Borrower has not had any preferred stock outstanding; and (iv) that the documents examined by us are in full force and effect, express the entire agreement and understanding of the parties thereto with respect to the subject matter thereof and have not been amended, supplemented or otherwise modified, except as herein referenced. We have not reviewed any documents other than those referenced above in connection with rendering this opinion and we have assumed that there are no documents, facts or circumstances that are contrary to or inconsistent with the opinions herein expressed. As to any facts material to our opinions, other than those assumed, we have relied without independent investigation on the above-referenced documents and on the accuracy, as of the date hereof, of the matters therein contained.

Based on and subject to the foregoing, and limited in all respects to matters of Delaware law, it is our opinion that:

1. The Borrower is a validly existing corporation in good standing under the laws of the State of Delaware.
2. Ryan Cicoski, in his capacity as a director of the Borrower, had requisite corporate power and authority to execute the Contribution Authorization and to authorize the individuals specified therein to take actions necessary to cause the Borrower to carry out the Contribution.
3. Ryan Cicoski, in his capacity as a director of the Borrower, had requisite corporate power and authority to cause the Borrower to enter into the Loan Agreement and to cause the Borrower to perform its obligations thereunder.
4. Ryan Cicoski, in his capacity as a director of the Borrower, had requisite corporate power and authority to cause the Borrower to enter into the Settlement Agreement and to cause the Borrower to perform its obligations thereunder.

The opinions expressed herein are intended solely for the benefit of the addressee hereof in connection with the matters contemplated hereby and may not be relied upon by any other person or entity or for any other purpose without our prior written consent; provided,

Global Capital Partners LLC

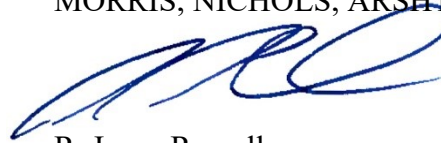
July 11, 2024

Page 3

however, that this opinion may be disclosed on a non-reliance basis by the addressee hereof to the extent required by law, regulation or any governmental or competent regulatory authority or in connection with legal proceedings relating to the transactions contemplated by the Contribution Resolutions, Loan Agreement or Settlement Agreement. This opinion speaks only as of the date hereof and is based on our understandings and assumptions as to present facts and our review of the above-referenced documents and the application of Delaware law as the same exist on the date hereof, and we undertake no obligation to update or supplement this opinion after the date hereof for the benefit of any person or entity with respect to any facts or circumstances that may hereafter come to our attention or any changes in facts or law that may hereafter occur or take effect.

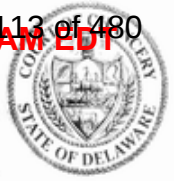
Very truly yours,

MORRIS, NICHOLS, ARSHT & TUNNELL LLP



R. Jason Russell

18044630.7



IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE

GLOBAL CAPITAL PARTNERS LLC and
ACCESS MANAGEMENT, S.A.S., INC.,

Plaintiffs,

v.

GREEN SAPPHIRE HOLDINGS INC.,

Defendant.

C.A. No. _____

**VERIFICATION OF PLAINTIFF ACCESS
MANAGEMENT, S.A.S., INC. PURSUANT TO 10 DEL. C. § 5351**

I, Dustin Springett, as Director of Plaintiff Access Management, S.A.S., Inc. (“Access Management”), hereby declare under penalty of perjury that I have read the Verified Complaint, that the matters contained therein are true insofar as it concerns the acts and deeds of Access Management on or after December 15, 2024, when I became Director, and that so far as it relates to the acts and deeds of any other person it is believed by me to be true.

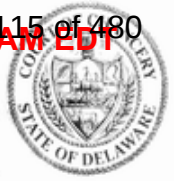
Pursuant to 10 *Del. C.* § 5351 *et. seq.*, I declare under penalty of perjury under the law of Delaware that the foregoing is true and correct, and that I am physically located outside the geographic boundaries of the United States, Puerto Rico, the

United States Virgin Islands, and any territory or insular possession subject to the
jurisdiction of the United States.

Executed on the ____ day of August, 2024, at Grand Cayman, Cayman Islands.



Dustin Springett
Director
Access Management, S.A.S., Inc.



IN THE COURT OF CHANCERY THE STATE OF DELAWARE

GLOBAL CAPITAL PARTNERS LLC and
ACCESS MANAGEMENT, S.A.S., INC.,

Plaintiffs,

v.

GREEN SAPPHIRE HOLDINGS INC.,

Defendant.

C.A. No. _____

**VERIFICATION OF PLAINTIFF GLOBAL CAPITAL
PARTNERS LLC PURSUANT TO 10 DEL. C. § 5351**

I, Dustin Springett, as Director of Plaintiff Global Capital Partners, LLC (“Global Capital”), hereby declare under penalty of perjury that I have read the Verified Complaint, that the matters contained therein are true insofar as it concerns the acts and deeds of Global Capital, and that so far as it relates to the acts and deeds of any other person it is believed by me to be true.

Pursuant to 10 *Del. C.* § 5351 *et. seq.*, I declare under penalty of perjury under the law of Delaware that the foregoing is true and correct, and that I am physically located outside the geographic boundaries of the United States, Puerto Rico, the United States Virgin Islands, and any territory or insular possession subject to the jurisdiction of the United States.

Executed on the ____ day of August, 2024, at Grand Cayman, Cayman Islands.



Dustin Springett

Director

Global Capital Partners LLC

EXHIBIT 3

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION

PAUL SCHROTH WOLFE,)
YORKVILLE INVESTMENT I, LLC.,)
a Delaware limited liability company)
GREEN SAPPHIRE HOLDINGS, INC., a Delaware corporation,)
ALPHA CARTA, Ltd., a foreign corporation,)
BREAKERS BEACH CLUB, Ltd., a foreign corporation,)
NORTHSEA, LLC, a Wyoming limited liability company, and)
PRAIRIE PRIVATE TRUST COMPANY LTD.,)
a Cayman Islands company,)
)
Plaintiffs,)

v.) Case No: 24-cv-01538

) Hon. John F. Kness
STEVEN E. LOOPER,)
PAUL WHINNERY (a/k/a Paul Schlieve a/k/a Schmidt))
CYBER APP SOLUTIONS Corp. f/k/a Proton Green, LLC,)
a Nevada corporation,)
PROTON GREEN, LLC, a Wyoming limited liability company,)
ROBERT G. BROWNELL (a/k/a Robert Bigelow),)
BNW FAMILY OFFICE, LLC, a Delaware limited liability company,)
NATHAN SMITH,)
ROCKWATER CAPITAL LTD, a Cayman Islands company,)
DAVID HOLDEN,)
MARK MATTHEWS,)
CHARLES MACK,)
DALLAS SALAZAR,)
ROBERT J. BROWNELL,)
SASAGINNIGAK, LLC (f/k/a Overall Builders, LLC),)
a Texas limited liability company,)
GLOBAL CAPITAL PARTNERS, LLC, a Cayman Islands Company,)
GLOBAL CAPITAL PARTNERS, LLC,)
a Delaware limited liability company,)
DUSTIN SPRINGETT,)
TAILWIND, LTD., a Cayman Islands Company,)
ENDEAVOR REAL ESTATE GROUP, LLC.,)
a Texas limited liability company,)
ENDEAVOR OPPORTUNITY PARTNERS III LP,)
a Texas limited partnership,)
CERCO DEVELOPMENT, INC., a Texas corporation,)
OP III ATX Highridge, LP, a Texas domestic limited partnership,)
THE KATUNIGAN COMPANY, a Texas corporation)
and JOHN DOE(S),)
UNIDENTIFIED CO-CONSPIRATOR(S),)
)
Defendants.)

THIRD AMENDED COMPLAINT

Plaintiffs Paul Schroth Wolfe (“Wolfe”), Yorkville Investment I, LLC (“Yorkville”), a Delaware limited liability company, Green Sapphire Holdings, Inc. (“Green Sapphire”), a Delaware corporation, Alpha Carta, Ltd. (“Alpha Carta”), a foreign corporation, Breakers Beach Club, Ltd. (“Breakers”), a foreign corporation, NorthSea, LLC (“NorthSea”), a Wyoming limited liability company, Prairie Private Trust Company, Ltd. (“Prairie Trust”), a foreign corporation (collectively, “Plaintiffs”), by and through their attorneys, Trent Law Firm, P.C., and Patterson

Law Firm, LLC, for their Third Amended Complaint against Defendants Steven E. Looper (“Looper”), Paul Whinnery a/k/a Paul Schlieve a/k/a Paul Schmidt (“Whinnery”), Robert G. Brownell a/k/a Robert Bigelow (“R.G. Brownell”), BNW Family Office, LLC (“BNW”), a Delaware limited liability company, Cyber App Solutions Corp. (“Cyber App”), a Nevada corporation, Proton Green, LLC (“Proton Green”), a Wyoming limited liability company, Nathan Smith (“Smith”), Charles Mack (“Mack”), Dallas Salazar (“Salazar”), Robert J. Brownell (“R.J. Brownell”), Sasaginnigak, LLC f/k/a Overall Builders, LLC (“Sasaginnigak”), a Texas limited liability company, Global Capital Partners, LLC (“Global Capital Cayman”), a Cayman Islands Company, Global Capital Partners, LLC (“Global Capital Delaware”), a Delaware LLC, Rockwater Capital Ltd. (“Rockwater”), a Cayman Islands Company, Tailwind, Ltd (“Tailwind”) a Cayman Islands Company, Endeavor Real Estate Group, LLC (“Endeavor Real Estate”) a Texas Limited liability Company, Endeavor Opportunity Partners III, LP (“Endeavor Opportunity”) a Texas limited liability company, OP III ATX Highridge, LP (“OP Highridge”) a Texas domestic limited partnership, Cerco Development, Inc (“Cerco”) a Texas corporation, The Katunigan Company (“Katunigan”) a Texas corporation, David Holden (“Holden”), Mark Matthews (“Matthews”), Dustin Springett (“Springett”), and John Doe(s) Unidentified Co-Conspirator(s) (“Doe”) (collectively, “Defendants”), state as follows:

NATURE OF THE ACTION

This case epitomizes an intricate scheme of orchestrated fraud, marked by an egregious intersection of unbridled greed, calculated corporate espionage, and the strategic use of third-party agents to mask and perpetuate a vast fraudulent scheme. Spanning unauthorized financial diversions, property misappropriation, calculated defamation, and cyber intrusions, Defendants—including corporate insiders and individuals with a history of documented criminal misconduct—engaged in repeated acts of wire fraud, mail fraud, other forms of fraud, embezzlement, bribery, extortion, money laundering, and obstruction. Central to this conspiracy was the dissemination of a fraudulent complaint (the “Susan Essex Complaint”), leveraged through cyber harassment platforms, violating both civil and criminal statutes. This sustained pattern of predicate acts forms the basis for the Racketeer Influenced and Corrupt Organizations (RICO) claims detailed below.

From 2021 to 2024, Defendants—comprising corporate insiders, career criminals, and accomplices with histories of professional and documented criminal misconduct—engaged in a systematic, organized pattern of racketeering activity. This enterprise, motivated by a collective

ambition to defraud Plaintiffs and obstruct their ability to recover assets, operated under the framework of the Racketeer Influenced and Corrupt Organizations Act (RICO), 18 U.S.C. § 1962(c) and (d). The conspiracy encompassed acts of loan fraud, bank fraud, money laundering, obstruction of justice, defamation, and violations of the Computer Fraud and Abuse Act (CFAA).

Defendants R.G. Brownell, the mastermind, a career criminal with a lengthy history of fraud, including a conviction for conspiracy to commit wire fraud for which he was sentenced to twenty (20) years in prison in connection with a scheme perpetrated by Bielinski Brothers Construction Company, Inc. in Wisconsin, and Whinnery a/k/a Schlieve, who carries a record of methamphetamine trafficking, played leading roles in executing these schemes. They were joined by Defendant Smith, despite prior removals from positions of trust for misconduct, who facilitated unauthorized financial transactions and leveraged corporate espionage to further the scheme. The enterprise was also aided by Defendant Looper, known for his criminal activities, and complicit corporate entities like Defendants Rockwater, Endeavor, and Proton Green, which lent an air of legitimacy to the fraud.

The Defendants' misconduct extended to the manipulation of IOLTA accounts by attorney Mack, who facilitated the rerouting and laundering of funds under the guise of legitimate legal work. By disguising transactions through multiple jurisdictions and employing shell entities, Defendants systematically obscured the origins of funds, deprived Plaintiffs of rightful ownership, and evaded oversight. This multi-layered deception was evident in the fraudulent transfer of property worth tens of millions of dollars, sham real estate transactions, and unauthorized pledges that bypassed consent and undermined Plaintiff's financial security.

Furthermore, the Defendants' scheme was punctuated by unauthorized digital intrusions, including the manipulation of Plaintiffs' protected systems and the dissemination of defamatory material to discredit key individuals. The fraudulent Susan Essex Complaint was not merely a standalone act; it was part of a broader campaign designed to coerce settlements and damage reputations, serving as a tool for economic extortion.

This lawsuit seeks not just restitution, but justice—holding all conspirators accountable for their roles in a calculated, multi-year scheme that has inflicted financial losses exceeding

\$75 million on Plaintiff, disrupted operations, damaged business relationships, and led to extensive investigatory and security costs. Only through judicial intervention can the pattern of racketeering be halted, assets be reclaimed, and justice be served.

PLAINTIFFS

1. Wolfe is an experienced financial services professional and citizen of DuPage County, Illinois, with a decades-long professional association with Co-Plaintiffs. Wolfe is a primary victim of Defendants' coordinated racketeering enterprise, suffering significant financial and reputational damage due to fraudulent schemes, defamation campaigns, and unauthorized digital intrusions orchestrated by Defendants.

2. Yorkville is a Delaware limited liability company with its principal place of business in Wheaton, Illinois, owned by the Prairie Trust, as trustee of Prairie Trust II, a Cayman Islands Trust. The beneficiaries of this entity, identical to those of the Petro Carta Trust, suffered extensive financial losses due to Defendants' fraudulent financial transactions and real estate schemes. It was targeted by Defendants in schemes involving unauthorized financial diversions and asset misappropriation, leading to severe financial harm.

3. Green Sapphire is a Delaware corporation based in Delaware, created to facilitate investment and property acquisition for the benefit of the Petro Carta Trust. It was targeted by Defendants in schemes involving unauthorized financial diversions and asset misappropriation, leading to severe financial harm.

4. NorthSea is a Wyoming limited liability company that serves as the Trustee of the Petro Carta Trust, which benefits a U.S. family. NorthSea's integrity was undermined by fraudulent loans, unauthorized financial arrangements, and concealment strategies deployed by Defendants to control and misappropriate assets.

5. Alpha Carta is a Cayman Islands corporation with its principal business location in Georgetown, Grand Cayman, and serves as an investment and property management entity for the Alpha Carta Trust. It was directly affected by fraudulent asset transfers, sham real estate dealings, and unauthorized transactions that were part of the Defendants' coordinated scheme.

6. Breakers is a Cayman Islands company formed to hold title to the valuable beachfront property in Grand Cayman. It suffered significant losses due to Defendants' unauthorized financial maneuvers, fraudulent invoices, and concealment of funds meant to deprive Plaintiff of rightful asset control.

7. Prairie Trust is a Cayman Islands company that serves as the trustee for the Prairie II Trust and Alpha Carta Trust. Prairie Trust is responsible for managing significant assets held for the benefit of U.S. family beneficiaries and is essential to the financial oversight and fiduciary management within the Plaintiff group.

DEFENDANTS

8. Looper is a convicted felon and resident of Travis County, Texas. Looper is alleged to have engaged in fraudulent schemes and racketeering activities aimed at financial gain through deceptive means.

9. Whinnery, also known as Paul Whinnery or Paul Schmidt, is a resident of Williamson County, Texas. Whinnery has a criminal record, including drug-related offenses, and is implicated in orchestrating fraudulent schemes alongside other Defendants to defraud Plaintiffs.

10. R.G. Brownell, also known as Robert Bigelow, the mastermind of the racketeering enterprise, resides in Travis County, Texas. Brownell is a known felon with a history of financial crimes, who utilized corporate entities and schemes to unlawfully divert funds and property from Plaintiffs.

11. BNW is a Delaware limited liability company with its principal place of business at Northbrook, Illinois, controlled by R.G. Brownell, serving as a vehicle to facilitate the fraudulent activities central to the claims against Defendants.

12. Cyber App, formerly known as Proton Green, is a Nevada corporation and a corporate entity used by Defendants to lend legitimacy to their fraudulent operations.

13. Smith is a U.S. citizen residing in Georgetown, Grand Cayman. Smith has been linked to unauthorized financial transactions and corporate espionage, leveraging access to sensitive information to further Defendants' schemes.

14. Mack is an attorney licensed in Illinois, who misused an IOLTA trust account to conceal fraudulent transactions, aiding Defendants' efforts to launder funds and obscure their illicit origins.

15. Salazar is a resident of Kendall County, Texas, implicated in aiding the fraudulent activities and asset misappropriations conducted by the Defendants.

16. R.J. Brownell, the son of R.G. Brownell, and a resident of Cook County, Illinois, is involved in the coordination and execution of fraudulent schemes directed at Plaintiffs.

17. Sasaginnigak, formerly known as Overall Builders, is a Texas limited liability company co-managed by Whinnery and R.G. Brownell, which was used to facilitate Defendants' fraudulent schemes.

18. Global Capital Delaware is a Delaware limited liability company involved in the misappropriation of funds and facilitation of fraudulent transactions central to Defendants' schemes.

19. Global Capital Cayman is a Cayman Islands limited liability company involved in the misappropriation of funds and facilitation of fraudulent transactions central to Defendants' schemes.

20. Rockwater, based in the Cayman Islands, is used by Defendants to lend legitimacy and facilitate international aspects of the fraudulent enterprise.

21. Endeavor Real Estate is a Texas-based real estate development company implicated in fraudulent transactions tied to multi-family and mixed-use projects.

22. Endeavor Opportunity is a real estate investment fund organized as a Texas limited partnership serving as an investment vehicle used by Defendants to obscure ownership interests and facilitate fraudulent real estate deals.

23. Cerco is a Texas corporation controlled by Endeavor Real Estate, engaged in development management services allegedly used to further Defendants' fraudulent schemes.

24. Springett, a Canadian citizen and a resident of Cayman Islands, upon information and belief, is a principal of Tailwind and represented Global Capital Cayman and Global Capital Delaware in schemes related to the Defendants' enterprise.

25. Tailwind is a Cayman Islands company used by Defendants to obscure the origins and facilitate the transfer of funds as part of the scheme.

26. Holden is a resident of Grand Cayman, Cayman Islands, implicated in Defendants' coordinated efforts to defraud Plaintiffs.

27. Matthews is a resident of Grand Cayman, Cayman Islands, involved in the fraudulent enterprise through his association with other Defendants.

28. OP Highridge is a Texas limited partnership implicated in transactions designed to misappropriate assets and execute sham real estate deals as part of the Defendants' larger scheme.

29. Katunigan, identified as the alter ego of Whinnery, is a Texas corporation that played a role in concealing Defendants' fraudulent activities and diverting funds from Plaintiffs.

30. John Doe(s) Unidentified Co-Conspirator(s) will be identified through discovery as additional parties involved in furthering the RICO enterprise. These unidentified co-conspirators contributed to the continuity of Defendants' fraudulent activities and their concealment from regulatory and legal oversight.

JURISDICTION AND VENUE

31. This Court has subject matter jurisdiction over this action pursuant to 28 U.S.C. § 1331, as Plaintiffs' claims arise under federal law, specifically the Racketeer Influenced and Corrupt Organizations Act (RICO), 18 U.S.C. §§ 1961–1968, and the Computer Fraud and Abuse Act (CFAA), 18 U.S.C. § 1030. These federal statutes provide private rights of action for damages, including treble damages under RICO, and authorize this Court to exercise its jurisdiction to redress the harm caused by racketeering activity and unauthorized computer access. Pursuant to 18 U.S.C. § 1964(a), this Court has the authority to prevent and restrain violations of the RICO Act, while 18 U.S.C. § 1964(c) empowers individuals injured in their business or property by racketeering activity to bring claims in federal court. Supplemental jurisdiction is proper under 28 U.S.C. § 1367(a) because Plaintiffs' state law claims, including fraud, unjust enrichment, conversion, and tortious interference, are so closely related to the federal RICO and CFAA claims that they form part of the same case or controversy under Article III of the U.S. Constitution. Additionally, this Court has diversity jurisdiction pursuant to 28 U.S.C. § 1332(a), as Plaintiffs and Defendants are citizens of different states and foreign jurisdictions, and the amount in controversy exceeds \$75,000, exclusive of interest and costs. Plaintiffs, including Illinois-based individuals and entities, are diverse from Defendants, who are domiciled in other states, including Texas, and foreign entities operating in the Cayman Islands and elsewhere.

32. Venue is proper in the Northern District of Illinois under multiple statutory provisions. First, under 28 U.S. § 1391(b)(2), a substantial part of the events or omissions accounts in this district and employing an Illinois attorney to structure and document financial transactions, launder money through his IOLTA account and to provide a false veneer of legitimacy to their schemes. They also orchestrated fraudulent real estate transactions affecting Illinois property, including the Hale Property in Wheaton, Illinois, and disseminated defamatory statements expressly intended to damage the reputation and financial standing of Illinois-based Plaintiffs. Defendants' wire fraud, bank fraud, money laundering, and cyber harassment caused significant harm in Illinois, and their use of Illinois-based financial

institutions and employment of an Illinois attorney constitutes purposeful availment of the privilege of conducting activities in the state of Illinois. Venue is also proper under 28 U.S.C. § 1391(b)(3), as at least one Defendant is subject to personal jurisdiction in this district, and there is no other district in which this action could be brought against all Defendants. Furthermore, venue is proper under the RICO-specific provisions of 18 U.S.C. § 1965(a) and (b). Section 1965(a) permits venue in any district where a Defendant resides, is found, has an agent, or transacts business, and Defendants, including without limitation, Looper, Whinnery, R.G. Brownell, and Mack, transact substantial business or conduct activities in this district. Under § 1965(b), the ends of justice require that all Defendants, including those outside Illinois, be brought before this Court for a comprehensive resolution of their coordinated racketeering enterprise. Given the interconnected nature of Defendants' conspiracy and the substantial harm inflicted within this district, consolidating all claims and parties here is necessary for an efficient and fair adjudication of Plaintiffs' claims.

33. This Court has personal jurisdiction over Defendants under Rule 4(k)(1)(A) of the Federal Rules of Civil Procedure and constitutional due process principles. Defendants purposefully directed their activities toward Illinois, causing substantial harm to Plaintiffs in this forum. Defendants engaged in predicate acts of racketeering, including wire fraud, bank fraud, money laundering, and defamation, that directly targeted Illinois residents and entities. They intentionally used Illinois-based financial institutions and professionals to perpetrate their fraudulent schemes, demonstrating purposeful availment of this forum's laws and protections. They also manipulated transactions involving Illinois real estate and directed defamatory communications toward Illinois-based Plaintiffs, including Wolfe, with the express intention of causing harm in this district. These activities establish specific jurisdiction under *International Shoe Co. v. Washington*, 326 U.S. 310 (1945), and its progeny, as Defendants' conduct was expressly aimed at Illinois and gave rise to Plaintiffs' claims. Certain Defendants, including R.G. Brownell, engaged in continuous and systematic business activities in Illinois, subjecting them to general jurisdiction here. Additionally, 18 U.S.C. § 1965(b) permits nationwide jurisdiction over all Defendants in a RICO action where the ends of justice so require, allowing this Court to exercise jurisdiction over Defendants located outside Illinois.

34. The harm inflicted by Defendants' actions is substantial and concentrated in Illinois. Plaintiffs suffered financial losses, reputational harm, and business disruptions in this district as a direct result of Defendants' racketeering activities. Defendants orchestrated

fraudulent financial transactions involving Illinois accounts, manipulated property transactions affecting Illinois real estate, and disseminated defamatory content aimed at Illinois residents and businesses. Their use of Illinois-based attorneys, financial institutions, and professionals further ties their conduct to this district. Illinois has a compelling interest in adjudicating this dispute to protect its residents, businesses, and property from harm caused by out-of-state and international actors who intentionally directed their fraudulent activities into this state.

35. The exercise of jurisdiction and venue in this district comports with traditional notions of fair play and substantial justice under *Burger King Corp. v. Rudzewicz*, 471 U.S. 462 (1985). Illinois provides a convenient forum for the resolution of this dispute, as key witnesses, documents, and assets are located here. Judicial efficiency supports consolidating all claims and Defendants in this Court, given the multi-jurisdictional nature of Defendants' racketeering enterprise. The ends of justice, as emphasized by 18 U.S.C. § 1965(b), necessitate the joinder of all Defendants, regardless of their physical location, to address the coordinated nature of their racketeering enterprise and to ensure a comprehensive resolution of the issues.

Global Capital Delaware and Global Capital Cayman

36. Global Capital Delaware was created on September 9, 2022, by BNW and R.G. Brownell from their Northbrook, Illinois headquarters approximately three weeks after the filing of the fraudulent Susan Essex Complaint in Illinois Circuit Court in DuPage County. This timing aligns with the Defendants' orchestration of a broader enterprise to misappropriate Plaintiffs' assets and avoid liabilities.

37. The use of the name Global Capital Delaware demonstrates their intent to impersonate Global Capital Partners Fund LLC, a legitimate private investment fund to facilitate fraudulent transactions, obscure the role of R.G. Brownell, and evade detection by creditors and courts.

38. Between September 2022 and February 2023, Global Capital Delaware deliberately engaged Mack, an Illinois-based attorney, to draft and finalize fraudulent loan agreements, including the Loan and Security Agreement with Green Sapphire, and the fraudulent loan settlement agreement.

39. Mack's services included drafting, revising, and transmitting key documents from his Illinois office. His billing records indicate extensive time spent on these transactions during this period, underscoring Global Capital Delaware's reliance on Illinois-based legal infrastructure to execute its schemes.

40. On February 17, 2023, Global Capital Delaware's Miami attorneys facilitated a wire transfer of \$8.86 million to a Chase Bank IOLTA account in Illinois controlled by Mack. These funds were subsequently laundered and redirected by Mack in furtherance of the fraud.

41. Global Capital Cayman and Global Capital Delaware knowingly misrepresented the terms and execution of the Loan and Security Agreement with Green Sapphire. These misrepresentations included:

- a. Claiming that \$10 million in loan proceeds would be used to support Green Sapphire's legitimate business operations; and
- b. Falsely asserting that all loan proceeds were disbursed to Green Sapphire, when in fact the funds were funneled into an IOLTA account controlled by Mack and thereafter used in furtherance of the association-in-fact criminal enterprise consisting of R.G. Brownell, Mack, Global Capital Delaware and their co-conspirators.

42. Global Capital Delaware collaborated with Mack and other Defendants in Illinois to fabricate documents, including a fraudulent Stock Pledge Agreement and associated UCC-1 financing statements, which further facilitated the theft of funds and Green Sapphire's interest in the shares of Access Management S.A.S., Inc.

43. Global Capital Delaware actions form part of a pattern of racketeering activity involving predicate acts of identity theft, bribery, mail fraud, wire fraud, money laundering, and misrepresentation, in pertinent part, as follows:

- a. Global Capital Delaware, as an alter ego of BNW, conspired with R.G. Brownell and Mack to impersonate officers of Green Sapphire in communications with attorneys and financial institutions to mislead stakeholders and secure unauthorized transfers; and
- b. Global Capital Delaware's transactions involved complex layering of funds through offshore accounts to obscure their origins and evade scrutiny.

44. Global Capital Delaware's reliance on Illinois-based resources included:

- a. Utilizing Mack's Illinois office for the drafting, revision, and execution of fraudulent loan documents which was central to the scheme; and

- b. Completing electronic transfers of immediately available funds through Mack's Chase Bank in Illinois-based IOLTA account, including the initial receipt and redistribution of immediately available funds in the amount of approximately \$8.86 million on February 17, 2023.

45. Global Capital Delaware's direct engagement with Illinois residents and institutions establishes sufficient jurisdictional ties under Illinois' long-arm statute and supports claims of purposeful availment.

46. On or about May 7, 2024, Global Capital Delaware was converted into Global Capital Cayman with the intent to manufacture a pretext for claiming lack of specific personal jurisdiction in Illinois.

47. Global Capital Delaware's and Global Capital Cayman's actions directly caused the following damages:

- a. Financial Losses that Plaintiffs suffered causing over \$1 million in damages;
- b. Reputational Harm that Plaintiffs' standing in the business community was significantly harmed by the fallout from Global Capital Delaware's and Global Capital Cayman's fraudulent actions;
- c. The attempted conversion of Access Management SA into a Florida corporation named Access Management S.A.S., Inc. and the defective strict foreclosure of the alleged secured interest in Green Sapphire's shares of Access Management S.A.S., Inc. created confusion over the identity of the true owner of the real property located in St. Barth that until April 2022 was clearly owned by Green Sapphire; and
- d. Operational Disruption that Plaintiffs faced substantial operational and legal costs to investigate and address Global Capital Delaware's and Global Capital Cayman's fraudulent activities and confirm Green Sapphire's continuing ownership of the shares of Access Management S.A.S., Inc.

Looper

48. Looper, who was the CEO of Proton Green, orchestrated and participated in fraudulent schemes that relied on Illinois-based attorney Mack, and his office in Illinois to draft

and execute key documents. These documents include the fraudulent Susan Essex Complaint and Loan and Security Agreement between Global Capital Delaware and Green Sapphire.

49. Looper's action in setting up the cyber harassment website which republished the Susan Essex Complaint directly injured and damaged Plaintiffs with significant ties to Illinois, including Wolfe, NorthSea, and Green Sapphire, which conducted substantial business operations within the state.

50. Looper, acting in concert with Whinnery, Mack, R.G. Brownell, and other defendants, purposely availed himself of the privilege of conducting activities in Illinois including using Mack's IOLTA account to launder money for the benefit of Proton Green, and legal services to establish the cyber harassment websites in order to help facilitate the fraudulent transactions involving Proton Green and Alpha Carta.

51. Upon information and belief, Looper and Salazar participated in communications, including teleconferences and email exchanges with Mack and R.G. Brownell to conspire among themselves and conceive a scheme to form an association-in-fact criminal enterprise designed to defraud and extract assets from Illinois-based Plaintiffs and related parties.

52. Between May 2023 and September 2023, Looper attended or facilitated discussions with Mack and R.G. Brownell in Illinois and Smith and Rockwater in the Cayman Islands to engineer the fraudulent loan settlement agreement between Proton Green and Alpha Carta that was central to the racketeering enterprise.

53. Looper played a direct role in authorizing and coordinating the transfer of funds obtained from Matthews and Holden through the Illinois-based IOLTA account managed by Mack, including an approximately \$2.9 Million wire transfer on or about August 19, 2023, which was laundered and misappropriated by Mack for the benefit of Proton Green on August 23, 2023.

54. These fraudulent electronic transfers of funds were deliberately directed towards Illinois and depended on the abuse of an IOLTA account at Chaser Bank in Illinois controlled by Mack and were falsely represented as a loan to Breakers but were instead diverted by Mack to an offshore account to further the fraudulent loan settlement scheme.

55. Looper's activities directed to Illinois furthered the broader conspiracy by collaborating with other Defendants to create and operate cyber harassment websites as part of the racketeering conspiracy. These actions involved predicate acts tied to the use of Chase Bank in Illinois and the IOLTA account controlled by Mack. Specifically, Looper was involved in drafting and filing the Susan Essex Complaint, publishing defamatory statements on the websites, and orchestrating the creation, execution,

and enforcement of fabricated loan settlement agreements between Proton Green and Alpha Carta, along with related documents.

56. Looper purposely directed his activities to Illinois by participating in a conspiracy to defame Illinois-based entities and officers of Illinois-affiliated organizations through the cyber harassment website described below. Looper's actions also included conspiring with Mack in making misrepresentations to Chase Bank in Illinois regarding the source and ownership of funds credited to the IOLTA account controlled by Mack, intending to defraud Breakers, Alpha Carta, and related parties.

Mack

57. Mack is a licensed attorney and a resident of Illinois. He operates a law office in Northbrook, Illinois, and which, upon information and belief, also was the office of BNW and served as the operational hub for the racketeering enterprise that is the subject of this complaint.

58. Mack drafted and executed key documents from his Illinois office, including:

- a. The Loan and Security Agreement between Global Capital Delaware and Green Sapphire;
- b. Associated documents such as UCC-1 financing statements and Stock Pledge Agreements;
- c. The loan settlement agreement between Proton Green and Alpha Carta;
- d. The loan settlement agreement by and among Breakers, Matthews, and Holden; and
- e. The documents relating to the attempted conversion of Access Management SA into a Florida corporation named Access Management S.A.S., Inc.

59. These documents were intentionally designed to defraud Plaintiffs and misappropriate funds and assets in furtherance of the racketeering enterprise.

60. Mack, while intentionally creating the false appearance and was portraying himself as the attorney for Green Sapphire, Yorkville, Alpha Carta, and Breakers, Ltd., was in fact representing multiple Co-Defendants, including R.G. Brownell, BNW, Looper, Proton Green, Global Capital Delaware and Global Capital Cayman, Smith, Springett, Holden, Matthews, Rockwater, and Tailwind. Using his Illinois office, Mack facilitated fraudulent

schemes orchestrated by these parties and misappropriated funds, further exacerbating the harm to the Plaintiffs in furtherance of the racketeering enterprise.

61. Mack participated in frequent teleconferences, emails, and meetings with R.G. Brownell, Salazar, Looper, Smith, Springett, Whinnery, and other co-conspirators to finalize and execute fraudulent agreements.

62. Mack's Illinois-based office served as the location for:

- a. Drafting, revising, and transmitting fraudulent documents; and
- b. Conducting communications with Illinois-based financial institutions, by issuing wire transfer payment orders to Illinois Chase Bank Branch.

63. Mack maintained consistent communication with other conspirators, facilitating the planning and coordination of fraudulent activities, and played a significant role in devising and implementing fraudulent agreements and wire transfers for the purpose of, in pertinent part, laundering money critical to the enterprise's operations.

64. From his Illinois office, Mack utilized his attorney license and IOLTA account to draft, revise, and transmit fraudulent transaction documents and wire transfers, coordinating with financial institutions to further the racketeering conspiracy. As a licensed attorney, Mack's deliberate and calculated actions, including advising co-conspirators on structuring and documenting fraudulent transactions to give them an appearance of legitimacy, were pivotal in advancing the enterprise's common purpose to deceive and defraud the Plaintiffs.

BNW

65. BNW, through its sole member R.G. Brownell, orchestrated a conspiracy with Salazar, Endeavor, Mack, Looper, Proton Green, Global Capital Delaware and Global Capital Cayman, Smith, Springett, Rockwater, and Tailwind to carry out a series of unlawful acts using Northbrook, Illinois, as the operational hub of their racketeering enterprise.

66. Operating from its shared headquarters with Mack in Northbrook, BNW leveraged Mack's legal expertise and Illinois-based resources to draft fraudulent agreements, execute financial transactions, and coordinate communications critical to advancing the enterprise's illegal objectives.

67. Upon information and belief, BNW was the owner of one hundred percent (100%) of the LLC membership interests of Global Capital Delaware from September 9, 2022,

until January 29, 2023, when BNW assigned one hundred percent (100%) of the membership interest of Global Capital Delaware to Hi-Point SPV Ltd.

68. Under R.G. Brownell's control, BNW, alongside its co-conspirators, convened regularly by phone in Mack's conference room in Northbrook to strategize and finalize fraudulent contracts, including the formation of Global Capital Delaware, the Loan and Security Agreement dated February 2, 2023, UCC-1 financing statements, Stock Pledge Agreements, and Loan Settlement Agreements.

69. R.G. Brownell was the mastermind of and directed these efforts, just like he did in the fraud scheme he perpetrated against Bielinski Brothers Construction Company in the early 2000s for which he received the maximum sentence of twenty (20) years in prison. Attached as **Group Exhibit A** is a True and Correct Copy of Brownell's Superseding Information, signed Plea Agreement in United States v. Brownell, and Sentencing Minutes.

70. R.G. Brownell ensured that the fraudulent documents were carefully constructed to facilitate the money laundering and the misappropriation of funds while providing an air of legitimacy to the enterprise's activities. Upon information and belief, Salazar and Endeavor collaborated with BNW in these activities, working with Mack and R.G. Brownell to draft and transmit agreements that furthered the racketeering conspiracy.

71. Upon information and belief, Looper, Proton Green, Global Capital Delaware and Global Capital Cayman, Smith, Springett, Rockwater, and Tailwind played supporting roles, coordinating additional aspects of the fraud under R.G. Brownell's direction.

72. From Northbrook, Illinois, BNW also engaged in fraudulent communications targeting Illinois-based Plaintiffs and financial institutions. Acting through R.G. Brownell and Mack, BNW conducted teleconferences, emails, and in-person meetings designed to misrepresent the legitimacy of financial transactions, falsify inspection reports, and fabricate critical dates memoranda. These communications were integral to the enterprise's ability to defraud Plaintiffs, including Yorkville and Green Sapphire.

73. BNW's operations from Northbrook, Illinois, were central to its targeting of Illinois-based Plaintiffs. Under R.G. Brownell's direction, the enterprise misrepresented the condition of assets, such as the Hale Property, through fabricated inspection reports, causing significant financial harm and reputational damage to Illinois-based Plaintiffs. These actions, coordinated and executed from Illinois, underscore BNW's intentional use of Illinois as the

geographical and operational center of this association-in-fact racketeering enterprise.

Cyber App and Proton Green

74. Cyber App, as the successor and parent company of Proton Green, retained Illinois-based attorney Mack to draft and finalize documents essential to fraudulent loan agreements and related financial transactions. Acting through its subsidiary, Proton Green, Cyber App exploited Illinois-based legal and financial resources to orchestrate and facilitate its racketeering enterprise.

75. Mack's Illinois office served as the operational hub for preparing and transmitting fraudulent agreements on behalf of Cyber App and its subsidiary, Proton Green, including the Forbearance Agreement with Alpha Carta. These agreements were deliberately structured to conceal the fraudulent nature of the enterprise's activities.

76. Cyber App and its subsidiary, Proton Green, misused Mack's Illinois-based IOLTA trust account to launder, misappropriate, and redirect funds, including \$2.9 million in loan proceeds funneled through the account specifically to include:

- a. Cyber App and Proton Green orchestrated the diversion of \$2.75 million of the \$2.9 million, of which at least \$2 million was transferred to offshore accounts controlled by co-conspirators for the benefit of Proton Green; and
- b. These transactions were fraudulently portrayed as legitimate business dealings while being executed to further the broader fraudulent scheme.

77. The actions of Cyber App and Proton Green, as parent and subsidiary entities, were specifically designed to target and defraud Illinois-based Plaintiffs, causing significant financial harm and reputational damage to their businesses.

78. Acting through Mack and other Illinois-based co-conspirators, Cyber App and Proton Green fabricated documents, misled Illinois-based Plaintiffs, and orchestrated fraudulent transactions and fund transfers under false pretenses.

79. Cyber App relied on its subsidiary, Proton Green, as well as Illinois-based resources, including Mack's legal expertise and Illinois financial systems, to execute and obscure the enterprise's fraudulent activities. The Northbrook, Illinois office served as the central location for drafting, transmitting, and concealing fraudulent agreements and transactions.

80. Mack's role as an Illinois attorney was indispensable to Cyber App's ability to

formalize, coordinate, and conceal the fraudulent transactions executed by itself and Proton Green as part of the broader scheme.

R.G. Brownell

81. R.G. Brownell, operating from Northbrook, Illinois, retained Illinois-based attorney Mack to draft and execute fraudulent documents related to the Hale Property transaction. These documents included fabricated inspection reports and falsified purchase agreements that misrepresented the property's condition and value, with the specific intent to deceive Illinois-based Plaintiffs, including Yorkville.

82. R.G. Brownell actively participated in teleconferences and email exchanges with Mack and Illinois-based Plaintiffs to perpetuate the fraud. From his Illinois headquarters, he directed communications that misrepresented the structural integrity and market value of the Hale Property. These communications were central to inducing Plaintiffs to rely on the fraudulent agreements.

83. Acting in concert with Mack, R.G. Brownell authorized the diversion of funds through Mack's Illinois-based IOLTA trust account. These funds, which included proceeds from the fraudulent Hale Property transaction, were disguised as consulting fees and subsequently laundered through offshore accounts controlled by R.G. Brownell's co-conspirators. The use of Illinois financial institutions was instrumental in facilitating these transactions. R.G. Brownell's actions mirror those for which he was convicted earlier in Bielinski.

84. R.G. Brownell worked closely with Mack to draft and finalize false agreements and filings from Mack's Illinois office. These documents, including fraudulent UCC-1 financing statements, Stock Pledge Agreements, and Loan and Security Agreements, were designed to create a façade of legitimacy while enabling the misappropriation of funds owed to Illinois-based Plaintiffs.

85. R.G. Brownell's orchestration of these fraudulent activities from Illinois caused direct and substantial harm to Illinois-based Plaintiffs. This harm included:

- a. Financial losses resulting from the misappropriation of funds routed through Mack's Illinois-based trust account;
- b. Reputational harm to Illinois-based businesses due to R.G. Brownell's misrepresentations and fraudulent actions;
- c. Operational disruptions, as Plaintiffs expended significant resources investigating and addressing the fraud; and

- d. Consequential damages in the form of attorney's fees incurred in litigation caused by R.G. Brownell's conduct.

86. By directing fraudulent transactions, coordinating the preparation of false documents in Illinois, and targeting Illinois-based Plaintiffs, R.G. Brownell purposefully availed himself of Illinois's legal and financial infrastructure. His deliberate reliance on Illinois resources establishes sufficient minimum contacts for this Court's jurisdiction.

Smith and Rockwater

87. Smith and Rockwater played pivotal roles in the racketeering enterprise, collaborating with Illinois-based co-conspirators, including attorney Mack, BNW, and R.G. Brownell to execute fraudulent financial transactions and fabricate documents that directly targeted Illinois-based Plaintiffs. Their actions were intentionally directed at Illinois, leveraging the state's legal and financial infrastructure to facilitate the enterprise's fraudulent schemes.

88. Smith, acting on behalf of Rockwater was intimately involved with Mack who prepared fraudulent filings including UCC-1 financing statements and the Pledge and Security Agreement dated February 16, 2023 (Stock Pledge Agreement), targeting Illinois-based Plaintiffs, including Yorkville and Green Sapphire. These documents were prepared at Mack's Illinois office and were critical to misrepresenting Plaintiffs' financial obligations and concealing the fraudulent nature of the transactions.

documents were specifically directed to Illinois-based Plaintiffs and ensure the misappropriation of funds.

89. Upon information and belief, between May 2022 and September 2023, Smith and Rockwater actively participated in the fraudulent restructuring of debts owed to Proton Green and Alpha Carta. These transactions relied on false agreements, fabricated in Mack's Illinois office, that misrepresented the source and use of funds credited to Mack IOLTA's Account. The documents were specifically directed to Illinois-based Plaintiffs and ensure the misappropriation of funds.

90. On Smith's and/or Rockwater's instructions, immediately available funds in the amount of \$2.9 million were electronically transferred from an account controlled by the attorneys for Matthews and Holden at a bank in the Cayman Islands to Chase Bank in Illinois for credit to Mack's IOLTA account. This transfer demonstrates their deliberate use of Illinois financial systems to launder and misappropriate funds. Smith and Rockwater were fully aware that the funds would be laundered and diverted to an offshore account controlled by Smith's and

Mack's co-conspirators.

91. Rockwater, acting through Smith, relied on Mack's Illinois office for the drafting, execution, and transmission of key documents necessary to further the fraudulent scheme. These included fabricated Loan and Security Agreements, the Stock Pledge Agreement, and Loan Settlement Agreements.

92. Smith and Rockwater engaged in regular communications with Mack, originating from Illinois, to coordinate the flow of funds, and the drafting and execution of fraudulent agreements. These communications, including email correspondence and teleconferences, targeted Illinois-based Plaintiffs and financial institutions. By directing these communications to Illinois, Smith and Rockwater established ongoing and purposeful contacts with the state.

93. The funds central to this dispute were transferred into and managed through Mack's Illinois-based IOLTA account. This account served as the conduit for the misappropriation and laundering of proceeds tied to the fraudulent activities of Smith and Rockwater. By relying on Illinois-based financial systems, they tied their actions directly to Illinois.

94. The fraudulent activities orchestrated by Smith and Rockwater caused substantial harm to Illinois-based Plaintiffs, including:

- a. Financial losses exceeding \$2.9 million, routed through Illinois financial institutions;
- b. Reputational harm to Illinois-based businesses due to misrepresentations about the legitimacy of financial transactions; and
- c. Operational disruptions, as Plaintiffs were forced to expend resources investigating and mitigating the effects of the fraudulent scheme.

95. By wiring funds to Illinois, directing the preparation of fraudulent documents in Illinois, and engaging in communications targeting Illinois-based Plaintiffs, Smith and Rockwater purposefully availed themselves of Illinois jurisdiction. Their use of Illinois's legal and financial infrastructure, as well as the harm they caused to Illinois-based Plaintiffs, establishes sufficient minimum contacts to subject them to this Court's jurisdiction.

Salazar

96. Salazar was an integral participant in the racketeering enterprise, knowingly

benefiting from and facilitating fraudulent financial transactions that relied on Illinois-based legal and financial systems.

97. Salazar directly received from Mack's Chase Bank IOLTA account \$750,000 of the \$2.9 million in funds that Matthew's and Holden's attorney funneled through Mack's Illinois-based IOLTA trust account at Chase Bank. By using Illinois financial infrastructure to access and misappropriate these funds, Salazar purposefully directed his actions toward Illinois.

98. Salazar actively engaged in communications with Mack and other co-conspirators to coordinate the transfer, concealment, and misappropriation of funds targeting Illinois-based Plaintiffs. These communications included emails and teleconferences involving Mack's Illinois office, further tying Salazar's activities to Illinois.

99. Acting in concert with Mack, R.G. Brownell, BNW, Looper, Proton Green, and other Defendants, Salazar participated in the creation, execution, and transmission of fabricated agreements and documents designed to mislead Illinois-based stakeholders and financial institutions. These fraudulent agreements, prepared and transmitted through Mack's Illinois office, including the false Loan and Settlement Agreement between Proton Green and Alpha Carta.

100. By benefiting from funds processed through Illinois financial institutions, participating in fraudulent communications targeting Illinois-based Plaintiffs, and relying on documents drafted and transmitted from Illinois, Salazar purposefully availed himself of the privilege of conducting business in Illinois jurisdiction. His use of Illinois's legal and financial infrastructure establishes sufficient minimum contacts to subject him to this Court's jurisdiction.

101. Salazar's fraudulent activities caused significant harm to Illinois-based Plaintiffs, including:

- a. Financial losses resulting from the misappropriation of \$750,000 of the loan proceeds;
- b. Reputational damage to Illinois-based businesses caused by fraudulent filings and communications; and
- c. Operational disruptions and costs incurred by Plaintiffs to investigate and address the fraudulent transactions.

102. Through his deliberate participation in the racketeering enterprise, Salazar played a critical role in orchestrating and benefiting from fraudulent activities that depended on Illinois-

based resources. His actions, in conjunction with Mack and other co-conspirators, underscore his direct and substantial connection to Illinois, making Illinois the appropriate jurisdiction for this matter.

R.J. Brownell

103. R.J. Brownell was a key participant in the racketeering enterprise, directly engaging in fraudulent activities from Illinois and in coordination with Illinois-based co-conspirators, including Mack. From his shared operational base in Northbrook, Illinois, Brownell facilitated the preparation and execution of fraudulent documents and the misappropriation of funds targeting Illinois-based Plaintiffs, establishing his jurisdictional ties to Illinois.

104. Acting under the direction of his father, R.G. Brownell, and alongside Mack, R.J. Brownell participated in the drafting and execution of critical fraudulent documents, including the Guaranty of Payment by BNW dated February 2, 2023. These documents, upon information and belief, were prepared in Mack's Illinois office, misrepresented material facts and were integral to the fraud.

105. Upon information and belief, R.J. Brownell actively participated in teleconferences and email correspondence with Mack and other Illinois-based co-conspirators to coordinate the flow of funds and execution of fraudulent agreements. These communications, originating from Illinois, included false representations about the need for asbestos remediation of the Hale Property.

106. R.J. Brownell also worked with Mack to fabricate inspection reports and property-related documents targeting Illinois-based assets, including the Hale Property owned by Yorkville. These fabricated reports, transmitted from Mack's Illinois office, were used to misrepresent the condition of the Hale Property, facilitating the misappropriation of funds and causing significant harm to Illinois-based Plaintiffs.

107. The fraudulent actions of R.J. Brownell caused substantial harm to Illinois-based Plaintiffs, including:

- a. Financial losses exceeding \$50,000 due to misappropriated funds routed through Illinois-based accounts;
- b. Reputational harm to Illinois-based businesses caused by false filings and misrepresentations;
- c. Operational disruptions and significant costs incurred by Plaintiffs to investigate and address the fraudulent transactions; and

- d. Consequential damages in the form of attorney's fees incurred in litigation arising out of and related to the Hale Property.

Sasaginnikak f/k/a Overall Builders, LLC

108. Sasaginnigak played a significant role in the racketeering enterprise, actively participating in fraudulent financial transactions and fabricating documents designed to target Illinois-based Plaintiffs. Through its direct reliance on Illinois legal and financial resources, Sasaginnigak purposefully tied its actions to Illinois, making this state the appropriate jurisdiction for this matter.

109. Sasaginnigak engaged in frequent communications with Mack and other Illinois-based co-conspirators to coordinate the execution of fraudulent agreements and financial transactions. These communications, including email correspondence and teleconferences, targeted Illinois-based Plaintiffs and financial institutions, further embedding the fraudulent activities within Illinois.

110. Sasaginnigak was directly involved in fabricating inspection reports and related property documents targeting Illinois-based assets, including the Hale Property. These documents, transmitted from Mack's Illinois office, misrepresented the condition and value of the property, causing substantial financial harm to Illinois-based Plaintiffs, such as Yorkville.

111. Sasaginnigak's fraudulent actions caused significant harm to Illinois-based Plaintiffs, including:

- a. Financial losses exceeding \$50,000, misappropriated through Mack's Illinois trust account;
- b. Reputational harm to Illinois-based businesses caused by fraudulent filings and misrepresentations;
- c. Operational disruptions and costs incurred by Plaintiffs to investigate and mitigate the fraudulent activities; and
- d. Consequential damages in the form of attorney's fees incurred in litigation arising out of and related to the Hale Property.

112. By directing funds to Illinois, utilizing Mack's Illinois office for the preparation and transmission of fraudulent documents, and engaging in communications targeting Illinois-based Plaintiffs, Sasaginnigak purposefully availed itself of Illinois jurisdiction. Its reliance on Illinois resources and the harm caused to Illinois Plaintiffs establish sufficient minimum contacts

to subject it to this Court's jurisdiction.

Endeavor Real Estate, Endeavor Opportunity, Cerco, and OP Highbridge

113. In January 2022, Cerco entered into a development agreement with Terra Carta being paid \$80,000 per month, to facilitate the development of approximately 334 acres of real property located in Cedar Park, Texas ("Cedar Park Property").

114. In March 2023, upon information and belief, these Defendants engaged in a scheme involving a fraudulent \$98 million purchase agreement drafted by Illinois-based attorney Mack. The agreement, which facilitated the purported purchase of the Cedar Park Property by TRT Capital Group LLC, a Delaware limited company, demonstrates significant ties to Illinois through the use of Illinois-based legal services and resources to perpetrate the fraudulent enterprise. This use of Illinois resources constitutes predicate acts of wire fraud under 18 U.S.C. § 1343, as Mack transmitted fraudulent documents and communications originating in Illinois to further the scheme.

115. In March 2023, Mack drafted the fraudulent \$98 million purchase agreement of which the Cedar Park Property was to be purchased by a Delaware limited company named TRT Capital Group LLC for the price of approximately \$98 million. As the developer for the Cedar Park Property, Endeavor Real Estate knew or should have known about the \$98 million purchase agreement and that it was fraudulent. Between April 2023 and August 31, 2023, this fraudulent purchase agreement was terminated without notice to the beneficial owners of Green Sapphire and Terra Carta, further exemplifying the Defendants' concealment of material facts and participation in a racketeering enterprise.

116. In August 2023, Endeavor entered into a letter of intent agreement with Terra Carta relating to the purchase of Cedar Park Property for the price of \$45 million. This substantial undervaluation was based on fabricated reports and communications involving Illinois-based co-conspirators, including Mack, and constitutes further acts of wire and mail fraud under 18 U.S.C. §§ 1341 and 1343.

117. In January 2024, Endeavor Real Estate acquired this property for approximately \$39 million, which constitutes about one-third of its fair market value, underscoring a pattern of fraudulent activity that leveraged the initial development agreement and purchase framework. This transaction was facilitated by the use of fraudulent documents drafted and transmitted from Mack's Illinois office, directly tying the Defendants to Illinois.

118. This conduct directly connects the Defendants to Illinois, demonstrating a

deliberate exploitation of Illinois resources in furtherance of their fraudulent enterprise. The use of Illinois-based legal services to draft and transmit fraudulent agreements constitutes predicate acts of wire fraud under 18 U.S.C. § 1343 and supports jurisdiction under 18 U.S.C. § 1965(b).

119. By utilizing Illinois-based legal services to structure and document fraudulent transactions, the Defendants established a clear nexus with Illinois. This connection forms a sufficient basis for jurisdiction over the Defendants in Illinois courts, as their actions intentionally involved Illinois resources and facilitated harm extending beyond state boundaries.

120. Endeavor Real Estate, Endeavor Opportunity, Cerco , and OP Highbridge were active participants in the racketeering enterprise, working in coordination with Illinois-based co-conspirators, including Mack and R.G. Brownell, to execute fraudulent financial transactions and fabricate documents. Their actions relied extensively on Illinois legal and financial infrastructure, directly targeting Illinois-based Plaintiffs and establishing this Court's jurisdiction.

121. The fraudulent actions orchestrated by these entities caused substantial harm to Illinois-based Plaintiffs, including:

- a. Financial losses exceeding \$50 million;
- b. Reputational damage to Illinois-based businesses due to misrepresented property values and financial obligations; and
- c. Operational disruptions and substantial costs incurred by Illinois Plaintiffs to investigate and mitigate the effects of the fraudulent transactions.

122. The negotiation, amendment, signature collection, approval, and processing of contracts from Illinois were integral to the execution of the fraudulent scheme. These intentional activities targeting Illinois-based Plaintiffs establish sufficient minimum contacts with Illinois. By wiring funds to Illinois, utilizing Mack's Illinois office to prepare and transmit fraudulent documents, and targeting Illinois-based Plaintiffs with misrepresentations and fraudulent agreements, Endeavor Real Estate, Endeavor Opportunity, Cerco , and OP Highbridge purposefully availed themselves of Illinois jurisdiction. Their direct use of Illinois legal and financial systems and the harm they caused to Illinois Plaintiffs support this Court's exercise of jurisdiction.

Springett and Tailwind

123. Springett and Tailwind were central participants in the racketeering enterprise, working in coordination with Illinois-based co-conspirators, including Mack and Smith, to execute fraudulent financial transactions and fabricate documents that targeted Illinois-based Plaintiffs. Their purposeful engagement with Illinois resources establishes a clear basis for jurisdiction in Illinois.

124. Springett, acting on behalf of Tailwind directed Mack to prepare and execute key fraudulent documents, including fabricated UCC-1 financing statements, Loan and Security Agreements, and Stock Pledge Agreements. These documents were drafted and finalized in Mack's Illinois office and were instrumental in concealing the fraudulent nature of the enterprise's transactions while misrepresenting the financial obligations of Illinois-based Plaintiffs, such as Yorkville and Green Sapphire. This conduct constitutes predicate acts of wire fraud under 18 U.S.C. § 1343, as the fraudulent documents were transmitted through interstate electronic communications to further the racketeering enterprise.

125. Between June 2022 and August 2023, Springett and Tailwind participated in multiple financial transactions processed through Mack's Illinois-based IOLTA trust account at Chase Bank. These transactions included a \$2.9 million wire transfer that was disguised as legitimate loan proceeds but was, in reality, laundered and misappropriated for the benefit of Springett, Tailwind, and other co-conspirators. These acts also constitute predicate acts of money laundering under 18 U.S.C. § 1956(a), as the funds were transferred to conceal their illicit origins.

126. Springett and Tailwind relied on Mack's Illinois office to draft and transmit fabricated agreements necessary to facilitate the fraudulent restructuring of debts owed to Illinois-based Plaintiffs. These agreements misrepresented loan terms, disbursement schedules, and repayment obligations. By utilizing Illinois-based legal services, Springett and Tailwind directly availed themselves of Illinois resources. This conduct demonstrates a calculated effort to perpetuate mail and wire fraud under 18 U.S.C. §§ 1341 and 1343.

127. Both Springett and Tailwind engaged in frequent communications with Mack and other Illinois-based co-conspirators to coordinate fraudulent transactions. These communications, including email correspondence and teleconferences, targeted Illinois-based Plaintiffs and financial institutions. The correspondence included specific misrepresentations designed to induce reliance on fraudulent agreements, further tying Springett and Tailwind to Illinois. These

actions constitute predicate acts of wire fraud under 18 U.S.C. § 1343, as they were conducted through electronic means to execute the racketeering scheme.

128. Springett, acting on behalf of Tailwind played a direct role in authorizing and overseeing the transfer of funds into and through Mack's Illinois-based IOLTA account. These transfers were central to the misappropriation and laundering of loan proceeds. By directing these funds into Illinois financial systems, Springett and Tailwind deliberately tied their activities to Illinois. The use of Illinois-based financial systems for laundering funds also constitutes predicate acts under 18 U.S.C. § 1956(a).

129. Tailwind under Springett's direction, collaborated in the creation of fabricated inspection reports and related documents that targeted Illinois-based assets, including the Hale Property. These reports, prepared and transmitted from Mack's Illinois office, misrepresented the condition and value of the property, resulting in financial harm to Illinois-based Plaintiffs, including Yorkville. This conduct constitutes predicate acts of mail fraud under 18 U.S.C. § 1341, as false documents were distributed in furtherance of the fraudulent enterprise.

130. The fraudulent activities of Springett and Tailwind caused substantial harm to Illinois-based Plaintiffs, including:

- a. Financial losses exceeding \$2.9 million, routed through Mack's Illinois trust account;
- b. Reputational damage to Illinois businesses, stemming from the dissemination of fraudulent documents and communications; and
- c. Operational disruptions and significant costs incurred by Illinois-based Plaintiffs to investigate and address the fraudulent transactions.

131. By wiring funds to Illinois, utilizing Mack's Illinois office for the preparation and transmission of fraudulent documents, and engaging in communications targeting Illinois-based Plaintiffs, Springett and Tailwind purposefully availed themselves of Illinois jurisdiction. Their reliance on Illinois resources and the harm caused to Illinois-based Plaintiffs firmly establishes this Court's jurisdiction over their actions.

Holden and Matthews

132. Holden and Matthews deliberately directed their actions toward Illinois as part of their roles in the racketeering enterprise. Operating from the Cayman Islands, they engaged in

transactions and communications purposefully tied to Illinois legal and financial systems, establishing a substantial connection to the state. Their actions included predicate acts of wire fraud under 18 U.S.C. § 1343 and money laundering under 18 U.S.C. § 1956, as their fraudulent activities relied heavily on Illinois-based resources.

133. Holden and Matthews were involved in the authorization and facilitation of wire transfers directed to an Illinois-based IOLTA account held by Mack at Chase Bank in Illinois. On or about August 19, 2023, they approved the transfer of \$2.9 million in purported loan proceeds to Mack's account. The choice of an Illinois-based financial institution as the destination for these funds demonstrates their purposeful avilment of Illinois's financial infrastructure. These funds were subsequently misappropriated and laundered for the benefit of Holden, Matthews, and other co-conspirators, constituting predicate acts of money laundering under 18 U.S.C. § 1956(a)(1).

134. Matthews and Holden engaged in direct email correspondence with Mack in Illinois to coordinate the use and distribution of the loan proceeds. These communications included specific requests for confirmation regarding the application of funds held in Mack's Illinois-based trust account. By engaging in repeated communications with an Illinois attorney regarding Illinois-based transactions, they created direct and ongoing interactions with the state. This conduct also constitutes predicate acts of wire fraud under 18 U.S.C. § 1343.

135. In response to inquiries from Matthews and Holden, Mack provided Illinois-based responses that further tied the transactions to Illinois. This correspondence, facilitated through Mack's Illinois office, was critical in enabling the flow of funds into Illinois and their subsequent diversion as part of the fraudulent scheme. These acts further establish a pattern of racketeering activity involving Illinois under 18 U.S.C. § 1961.

136. Both Holden and Matthews relied on Mack's Chase Bank IOLTA Account in the Illinois office to draft and transmit key documents essential to the racketeering enterprise. These documents, including fabricated loan agreements, were executed to misappropriate funds and conceal the fraudulent nature of the transactions. By utilizing Illinois-based legal services, Holden and Matthews ensured that Illinois resources were integral to the enterprise's operations. This conduct constitutes predicate acts of wire fraud under 18 U.S.C. § 1343 and mail fraud under 18 U.S.C. § 1341.

137. Holden and Matthews also directed fraudulent communications targeting Illinois-based Plaintiffs. These communications, which included false representations regarding the

purpose and disbursement of loan proceeds, were aimed at inducing reliance by Illinois-based Plaintiffs, including Yorkville and Green Sapphire. These misrepresentations directly contributed to the Plaintiffs' financial losses and further embedded the scheme in Illinois, constituting predicate acts of wire fraud under 18 U.S.C. § 1343.

138. The funds at the center of this dispute were managed through Mack's Illinois-based IOLTA account, making Illinois a central locus of the fraudulent activity. By directing funds to Illinois and engaging in repeated communications with Mack, Holden and Matthews purposefully availed themselves of Illinois jurisdiction, creating the minimum contacts required under Illinois's long-arm statute. Their use of Illinois financial institutions also supports claims under 18 U.S.C. § 1965(b).

139. The actions of Holden and Matthews caused significant harm to Illinois-based Plaintiffs, including:

- a. Financial losses exceeding \$2.9 million diverted through Mack's Illinois trust account;
- b. Reputational damage within Illinois's business community due to the fraudulent transactions; and
- c. Operational disruption as Plaintiffs were forced to expend resources investigating and addressing the fraudulent scheme.

140. By wiring funds to Illinois, engaging in correspondence with Illinois-based attorneys, and directing harm to Illinois-based Plaintiffs, Holden and Matthews purposefully availed themselves of Illinois as a forum. Their use of Illinois's financial infrastructure and legal resources establishes sufficient minimum contacts for jurisdiction, and the harm they caused to Illinois Plaintiffs further solidifies Illinois as the proper jurisdiction for this matter.

Whinnery and Katunigan

141. Whinnery and Katunigan were principal participants in a coordinated racketeering enterprise, leveraging Illinois-based co-conspirators, including attorney Mack, to execute fraudulent financial transactions and fabricate documents targeting Illinois-based Plaintiffs. Their deliberate and systematic use of Illinois's legal and financial infrastructure establishes a clear connection to this jurisdiction for legal and adjudicatory purposes, forming part of a pattern of racketeering activity under federal and state law. This conduct constitutes predicate acts of wire fraud under 18 U.S.C. § 1343 and money laundering under 18 U.S.C. § 1956.

142. Whinnery, acting on behalf of Katunigan, was part of the racketeering enterprise

whereby Mack drafted and executed fraudulent agreements, including UCC-1 financing statements, Stock Pledge Agreements, and fabricated Loan and Security Agreements. These documents, prepared at Mack's Illinois office, intentionally misrepresented financial obligations to deceive Illinois-based Plaintiffs, such as Yorkville and Green Sapphire. These acts constituted predicate offenses of wire fraud under 18 U.S.C. § 1343 in furtherance of the racketeering enterprise.

143. Katunigan, under Whinnery's direction, was part of the racketeering enterprise whereby Mack processed multiple financial transactions through his Illinois-based IOLTA trust account at Chase Bank. These transactions included laundering approximately \$2.9 million in purported loan proceeds through Illinois's financial systems. This use of Illinois's banking infrastructure facilitated the concealment of fraudulently obtained funds, directly benefiting Whinnery, Katunigan, and other co-conspirators, in violation of 18 U.S.C. § 1956(a)(1).

144. Between June 2022 and September 2023, Whinnery and Katunigan engaged in frequent and coordinated communications with Mack and other Illinois-based co-conspirators, including email chains and teleconferences, to orchestrate fraudulent transactions and distribute misappropriated funds. These communications targeted Illinois-based Plaintiffs and financial institutions, evidencing the ongoing and organized nature of the racketeering enterprise, which meets the continuity requirement under 18 U.S.C. § 1961(5).

145. Whinnery and Katunigan relied extensively on Mack's Illinois office to draft and transmit fabricated agreements as part of a fraudulent restructuring of debts owed to Illinois-based Plaintiffs. These agreements, including misrepresented Loan and Security Agreements, concealed the true fraudulent nature of the transactions and were critical in deceiving Plaintiffs into acting on false information. This conduct constituted predicate acts of mail and wire fraud under 18 U.S.C. §§ 1341 and 1343.

146. Katunigan, at Whinnery's direction, was part of the racketeering enterprise whereby it fabricated inspection reports created and transmitted at Mack's Illinois office. These reports misrepresented the condition and value of Illinois-based assets, including the Hale Property, causing significant financial harm to Illinois-based Plaintiffs such as Yorkville. This deliberate misrepresentation furthered the fraudulent enterprise and constituted predicate acts of fraud under RICO.

147. Whinnery and Katunigan utilized Mack's Illinois-based IOLTA trust account as the central hub for laundering and misappropriating funds obtained through fraudulent

transactions. By funneling the proceeds of these transactions through this account, the co-conspirators deliberately relied on Illinois’s financial infrastructure to obscure the illicit nature of their actions, forming part of the enterprise’s pattern of racketeering activity under 18 U.S.C. § 1962.

148. The fraudulent actions of Whinnery and Katunigan directly harmed Illinois-based Plaintiffs in multiple ways, including:

- a. Financial losses exceeding \$2.9 million, resulting from the misappropriation of funds through Illinois-based financial systems;
- b. Reputational damage to Illinois businesses caused by falsified property valuations and misrepresented financial transactions, impairing their credibility and operations; and
- c. Operational disruptions, as Illinois-based Plaintiffs were forced to divert significant resources to attempt mitigate the impact of the fraudulent activities, which further perpetuated the harm caused by the racketeering enterprise.

149. Through its involvement with the racketeering enterprise that directed funds to Illinois, engaged in frequent communications targeting Illinois-based Plaintiffs, and exploited Illinois’s legal and financial systems to draft and execute fraudulent documents, Whinnery and Katunigan purposefully availed themselves of this jurisdiction. Their deliberate and systematic actions demonstrate sufficient minimum contacts with Illinois and establish a direct connection to the harm caused to Illinois-based Plaintiffs, satisfying jurisdictional standards under Illinois law and federal RICO statutes.

FACTS

I. The 2022 Complaint & Websites

150. In furtherance of the overall fraudulent schemes, Defendants conspired to enact upon Plaintiffs as described herein, in August of 2022, an anonymous party (the “Complainant”) using the alias “Susan Essex” filed a complaint against Plaintiff Wolfe in DuPage County, Illinois (the “2022 Complaint”), raising a series of scurrilous, denigrating, and disparaging allegations regarding Plaintiff Wolfe, including that he engaged in criminal activity and adultery.

151. After filing the 2022 Complaint, the Complainant made no efforts to serve—or

even notify—Plaintiff Wolfe of the case brought against him, nor did “she” make any other efforts to otherwise litigate the case.

152. On or about October 31, 2022, the case was dismissed for want of prosecution. At no point thereafter did the Complainant seek to reinstate the matter. In other words, the Complainant was not even interested in appearing before the Court regarding their case. In essence, the Complainant filed the false 2022 Complaint, which was devoid of substance other than spurious and scandalous allegations and immediately abandoned the claim.

153. Even though this case was entirely obscure, having undergone no responsive pleadings, discovery, motions practice, or even initial case management, during October of 2023, an anonymous party obtained and published the 2022 Complaint in this case on a website (the “First Website”), which was registered on September 11, 2023, and is dedicated entirely to “doxing,” defaming, and otherwise harassing Plaintiff Wolfe and his colleagues.

154. Upon further investigation, the address the Complainant listed on the 2022 Complaint is a women’s shelter without permanent residents, no response to communications was received from the email address listed on the 2022 Complaint, and the phone number is fictitious or otherwise disconnected.

155. Given the foregoing, “Susan Essex” is an assumed name under which the responsible individual filed the 2022 Complaint.

156. Pursuant to information produced by the registrars of the First Website and the email address used to file the 2022 Complaint, the same Internet Protocol (IP) Address was used to access/maintain the First Website and to access the email account from which the responsible individual(s) filed the 2022 Complaint.

157. Likewise, pursuant to information produced by the registrars of the First Website and the email address used to file the 2022 Complaint, the same phone number was used to register both the First Website and the email account from which the responsible individual(s) filed the 2022 Complaint.

158. Given the foregoing, the individual(s) responsible for filing the 2022 Complaint are one and the same as the individual(s) responsible for creating and/or posting on the aforesaid First Website; the 2022 Complaint was filed under false pretenses, in bad faith, without basis in fact whatsoever, as fodder by which the individual(s) responsible might disparage Plaintiff Wolfe and the performance of his duties with the Family Office Trust Structure on their First Website.

159. The entry on the First Website dedicated to republishing the 2022 Complaint had generated 20 “comments” as of December 2023.

160. Upon information and belief, given Plaintiff Wolfe’s status as a generally obscure private citizen rather than a public figure, and the anonymous nature of the “comments” on the First Website, the aforesaid “comments” were generated by the individual(s) responsible for filing and republishing the 2022 Complaint.

161. The entry on the First Website dedicated to republishing the 2022 Complaint contained personally identifiable information regarding Plaintiff Wolfe without his consent, including his name, telephone number, home address, and employment information.

162. The entry on the First Website dedicated to republishing the 2022 Complaint encouraged the general public to stalk, harass, and harm Plaintiff Wolfe, variously encouraging the public to call his phone number and contact him at his home.

163. Furthermore, the entry on the Website dedicated to republishing the 2022 Complaint contained extensive inflammatory language and accusations against Wolfe, intended and likely to cause rash and unwarranted action against him including harassment, stalking, and bodily injury to Plaintiff Wolfe and his family.

164. After discovering the First Website and the 2022 Complaint published thereon, Plaintiff Wolfe immediately moved to vacate the dismissal entered on October 31, 2022, and sought to have the case sealed to prevent the further dissemination of the 2022 Complaint.

165. Because of the false, vile, scurrilous, defamatory, disparaging, and doxing allegations and website comments, on November 27, 2023, the Court granted Plaintiff Wolfe’s Motion to Vacate the dismissal entered on October 31, 2022, ordered the case sealed, and set the matter for the status of Defendants’ answer to the 2022 Complaint on January 3, 2024. See Order dated November 27, 2023, a true and correct copy of which is attached hereto as **Exhibit B**.

166. The Complainant received notice of the November 27, 2023, Order via email—delivered to the account used to file the 2022 Complaint—on November 29, 2023. See Email from Christine Marte to Plaintiff, a true and correct copy of which is attached hereto as **Exhibit C**. Still, “Essex” failed to appear, and the case was again dismissed.

167. The individual(s) responsible for maintaining/accessing the email account used to file the 2022 Complaint logged in to the email account at 11:57 P.M. on November 29, 2023, as well as on 14 occasions thereafter.

168. Thereafter, on or about January 9, 2024—6 weeks after the Court ordered the

entire 2022 case sealed—an anonymous party created a second website (the “Second Website,” collectively, the “Websites”), hosted out of Lithuania, dedicated to republishing the 2022 Complaint.

169. On or about that same date, the individual(s) responsible for maintaining the content of the First Website removed the 2022 Complaint from the First Website.

170. The Second Website was apparently created to be “linked” and published on the First Website, where it is currently republished and appears.

171. Given the foregoing, upon information and belief, (a) the individual(s) responsible for creating the First Website and republishing the 2022 Complaint thereon received notice of the developments in the 2022 case, despite its status as being sealed; (b) the individual(s) responsible for filing the 2022 Complaint are one and the same as the individual(s) responsible for creating and/or posting on both Websites; and (c) the individual(s) responsible for creating the Websites republished the 2022 Complaint on the Second Website in an effort to remove themselves from the jurisdictional reach of the Court.

172. The Second Website, as of the date of this filing, includes 21 false, defamatory, and disparaging “comments.”

173. In addition, the Second Website flagrantly and egregiously misappropriates Plaintiff Wolfe’s name and likeness for its own use and benefit. Specifically, the Second Website misappropriates Plaintiff Wolfe’s name and likeness solely to further the responsible individual(s)’ apparent vendetta or animosity against Plaintiff and the Family Office Trust Structure.

174. Pursuant to a subpoena from Wolfe, on or about February 2, 2024, the First Website’s registrar—Newfold Digital, Inc. (“Newfold”)—produced documents to Wolfe related to the identity of the individual(s) responsible for creating and maintaining the First Website.

175. The production from Newfold revealed the First Website was registered by an individual purportedly named “David Xanthan.”

176. Plaintiffs are unaware of an individual named “David Xanthan,” and subsequent investigation has revealed no individual by the name of “David Xanthan.”

177. Upon information and belief, “David Xanthan” is yet another alias under which the responsible individual(s) have sought to conceal their misdeeds.

178. However, the production from Newfold also revealed the First Website was

registered under a mailing address of 4531 Park Lane, Dallas, TX 75220.

179. Subsequent investigation revealed that 4531 Park Lane, until January 10, 2023, was the residence of Defendant Looper— whose company is indebted to Alpha Carta, for over \$20 million as described herein.

180. Therefore, upon information and belief, Defendant Looper is one of the individuals responsible for creating, maintaining, and publishing the content on the Websites and one of the individuals responsible for filing the 2022 Complaint.

181. Upon information and belief, Defendant Looper participated in the creation, maintenance, and publication of the content on the Websites, as well as the filing of the 2022 Complaint, in an effort to discredit, defame, and disparage Plaintiffs in furtherance of the fraudulent schemes he and his co-conspirators enacted as alleged above.

182. Likewise, documents provided by Google, LLC—the registrar and host of the email address used to file the 2022 Complaint—revealed a recovery email address associated with the email address used to file the 2022 Complaint that apparently belongs to Defendant Whinnery.

183. The recovery email address was given to create the account from which the 2022 Complaint was identified as PLSchlieve@gmail.com.

184. Whinnery, through his company, Katunigan, registered and maintained a website used as a central tool for the criminal enterprise. This website was designed and operated to facilitate acts of stalking, blackmail, and extortion, consistent with the enterprise's ongoing racketeering activity.

185. During the course of discovery, it was revealed that the website in question was accessed and controlled through an IP address registered to and used by Katunigan. The specific IP address, 216.188.236.237, was tied to both the website's administrative activities and the operation of the extortionate scheme.

186. Records indicate that the aforementioned IP address originates from a physical address known to be associated with Whinnery. This physical address, located at 3400 Kyle Xing, Kyle, Texas 78640-3025, is the subscriber address or business location of the Katunigan Company and a personal residence or workspace of Defendant Whinnery, 3875 E Whitestone Blvd., Cedar Park, Texas 78613.

187. Evidence establishes a clear nexus between the website, the IP address, and Whinnery, as follows:

- a. Katunigan registered and maintained ownership of the website;
- b. The IP address used to administer and operate the website was linked to the physical address associated with Whinnery; and
- c. The time logs and usage records from the IP address correspond to dates and times when Whinnery was documented to be at the associated address.

188. The use of the website and the linked IP address demonstrates the instrumental role played by Whinnery and Katunigan in the commission of the predicate acts of extortion and stalking. This pattern of activity constitutes racketeering under 18 U.S.C. § 1961 et seq., and the integration of the website into this criminal scheme is evidence of the defendant's control and operation of the enterprise.

189. The aforementioned allegations establish a clear chain of evidence linking Whinnery, Katunigan, the website, the IP address, and the physical address to both Whinnery, Katunigan, and the racketeering enterprise.

190. Whinnery is an individual with whom both Plaintiff Wolfe and Defendant Looper are acquainted.

191. Following his incarceration, Defendant Whinnery was employed as a legal assistant at the firm of Clayborne, Sabo and Wagner in Bellville, Illinois.

192. Given the foregoing, Defendant Whinnery is sufficiently knowledgeable regarding pleadings to have drafted or significantly aided in drafting the 2022 Complaint.

193. While incarcerated, Defendant Whinnery met R.G. Brownell. During 2016, Defendant Whinnery and R.G. Brownell began providing limited "litigation consulting" services to an entity affiliated with one of the Plaintiffs.

194. On or about July 3, 2023, Plaintiff Wolfe received an anonymous letter (the "Letter") threatening Plaintiff Wolfe in connection with a corporate transaction with which Plaintiff Wolfe and his employer were associated.

195. The Letter echoed baseless accusations similar to those expressed by the individual(s) creating the Websites, including but not limited to allegations that Plaintiff Wolfe:

- a. "personally caused [the Corporation] to conduct its operations contrary to affirmative statements in the offering materials;"
- b. "personally withheld material information from the Board

of Directors, which, had they known the information, would have prevented the failure of [the Corporation] ...;” and

- c. “made material false statements to the Board of Directors, who relied on [Plaintiff’s] false statements in repeating those material false statements to investors.”

196. Given the foregoing, upon information and belief, the individual(s) responsible for sending the Letter are one and the same as the individual(s) responsible for filing the 2022 Complaint and publishing the Websites.

197. The responsible individual(s) sent the Letter from a post office located in Drexel, North Carolina.

198. Defendant Whinnery is or was the managing member of Overall Builders, the company responsible for generating the fraudulent asbestos report discussed above, which is also registered to do business in North Carolina.

199. Overall Builders has a registered address in North Carolina of 3402 Deal Avenue, Valdese, NC—located only four miles from the post office from which the Letter was sent.

200. The transmission of the Letter constitutes a predicate act of mail fraud under 18 U.S.C. § 1341, as it was sent via the postal service with the intent to defraud and intimidate Plaintiff Wolfe. This act, taken in conjunction with the defamatory content mirrored on the Websites and in the 2022 Complaint, demonstrates a coordinated scheme to harm Plaintiff’s business and reputation.

201. The use of mail in furtherance of this fraudulent scheme establishes a clear pattern of racketeering activity, as required under the RICO statute. The Letter’s origin, in close proximity to Defendant Whinnery’s operations, further implicates him in this unlawful enterprise.

202. Given the foregoing, upon information and belief, Defendant Whinnery performed the actions described above at the behest of R.G. Brownell, his confederate, in furtherance of the overarching fraudulent schemes enacted by R.G. Brownell and his co-conspirators as alleged herein.

203. In addition to seeking to damage Plaintiff Wolfe personally and thereby attack his fitness to serve as a Trustee and/or Director of entities in the Family Office Trust Structure through the 2022 Complaint and Websites’ publication, Defendants acted in a broader effort to intentionally harm Plaintiffs and other people associated with the Family Office Trust Structure in

their abilities to work as financial professionals and to depress the value of property the Family Office Trust Structure owned.

204. Defendants filed the 2022 Complaint and published the Websites in a concerted effort to damage Plaintiff Wolfe and his co-Plaintiffs' reputation and business relationships, including but not limited to their reputation and relationships with banks and other lenders, in order to artificially create adverse market conditions and attack Plaintiff Wolfe's fitness to serve as Trustee and/or Director of the Family Office Trust Structure's related entities, and to perpetuate the fraud described above.

205. Defendants engaged in a conspiracy to create the impression that Wolfe was unfit to serve within the Family Office Trust Structure, in order to enrich themselves through the above-described misconduct. This was inextricably included in their fraud schemes alleged above to prevent Wolfe's interference, causing him to be removed as Trustee and/or Director within the Family Office Trust Structure or otherwise bypassed. It also hampered the Plaintiffs' ability to investigate, discover, and rectify the Defendants' misconduct.

206. By January 2022, BNW infiltrated Terra Carta, where 100% of its LLC Membership Interests were owned by Green Sapphire, Inc.

207. In furtherance of the conspiracy to commit fraud and conversion which evolved into a racketeering enterprise, in August 2021, Cicoski became the sole Director of Green Sapphire. Around the same time Cicoski became the "Vice President" of TCP Managers, LLC in its capacity as the Manager of Terra Carta (in late January 2022 Ryan as "Vice President" of Terra Carta signed the Development Agreement with Cerco).

208. Cicoski allowed BNW to infiltrate Terra Carta and BNW arranged for Whinnery to become the "administrator" of Terra Carta website and corporate email account.

209. Terra Carta is an entity related to the property subject to the larger fraud schemes against the Plaintiffs described herein.

210. As of the date of this filing, the website for Terra Carta has been removed from the web, and Plaintiff Wolfe's access to his email account associated with Terra Carta has been revoked.

211. Given Defendant Whinnery's role as administrator of the Terra Carta website and email accounts, and his control thereof, upon information and belief, Defendant Whinnery has removed the Terra Carta website and revoked Plaintiff Wolfe's email access in an ongoing

attempt to destroy evidence and obscure Defendants' involvement in the conduct alleged herein.

212. As the allegations in the 2022 Complaint published on the Websites are not only baseless and untrue, but also particularly scandalous, offensive, and outrageous, Plaintiff Wolfe has experienced, and continues to experience, damage to his reputation and mental well-being as a result of the 2022 Complaint's subsequent publication. Moreover, the website participants' engagement in doxing and incitement of doxing represents a danger to Plaintiff Wolfe and his immediate family.

213. Plaintiff brings to the Court's attention a series of false, defamatory, and harmful statements published on the platforms outlined below. Notably, these statements were published after the filing of Plaintiff's First Amended Complaint on April 14, 2024, demonstrating a clear and retaliatory intent to harm Plaintiff's reputation, intimidate witnesses, and obstruct judicial proceedings.

214. The timing of these publications, as well as their direct references to this Court and ongoing litigation, make them particularly egregious. These statements not only lack any basis in reality but are crafted to publicly discredit Plaintiff, undermine this Court's authority, and intimidate potential witnesses by falsely alleging conspiracies, misconduct, and other inappropriate behavior. Furthermore, these publications disclose Plaintiff's personally identifiable information (PII), including names, purported associations, and other private details, further violating privacy rights.

215. The following statements, published under various pseudonyms, are submitted for the Court's review with all personally identifiable names redacted. Plaintiff respectfully requests that the Court take these facts into account as they reflect not only on the defamatory conduct but also on the blatant attempts to interfere with the judicial process.

216. False and Defamatory Statements Published:

- a. **Published under the pseudonym "Amazed" on May 9, 2024, at 9:38 PM**

Published at: [https://\[REDACTED\]](https://[REDACTED])

"I once saw a Neanderthal-looking [REDACTED] suck off [REDACTED] in a boardroom, and then [REDACTED] took it in the ass with [REDACTED] asking him to make weird pig sounds. [REDACTED] also fucked a crack whore on a trip we took to

Tokyo. [REDACTED] also had a weird homosexual relationship with [REDACTED] at his private residence. They acted like they were drunk, but I knew there was more to it.

That is why I find the story hard to comprehend—I also thought the two were fags. But you never know.”

b. **Published under the pseudonym “Susan Essex” on May 9, 2024, at 9:47 PM**

“Hey everyone,

Thank you for your support. I would cut his dick off, but it brings me pleasure to think that he and [REDACTED] can continue their disgusting homosexual relationship.

I only feel sorry for [REDACTED]’s wife.”

c. **Published under the pseudonym “Sickening” on June 9,**

2024, at 7:44 PM “Two lovers in a fond embrace. How nice.

<https://www.wmagazine.com/culture/gay-pride-2016-two-men-kissing>”

217. Additional False and Defamatory Content:

a. **Published on January 14, 2024**

Published by [REDACTED]

“After chasing after Metaverse (remember the Metaverse—ha ha), [REDACTED] became the President of [REDACTED]’s second failed SPAC—[REDACTED] Acquisition Company. Another SPAC by the triumvirate [REDACTED], [REDACTED], and [REDACTED] as CFO (amazing how those three names keep appearing in sketchy investment initiatives).

Although it was organized to invest in specialized technology fields, when it became apparent that [REDACTED] was a total failure, [REDACTED] abandoned its proposed \$130,000,000 public offering and slithered away.”

b. **Published under the pseudonym “[REDACTED] Undone” on January 20, 2024, at 1:56 PM**

“Sketchy is right. Nothing was transparent. The board was the last to

know anything. The investors were even worse off. The term
fiduciary responsibility did not exist in the [REDACTED] corporate
culture. There was only one sheriff in town, [REDACTED], and his
two deputies, [REDACTED] and [REDACTED].”

c. **Published under the pseudonym “DecisionDecision” on
January 22, 2024, at 9:37 AM**

“It’s nice to see more information coming out on [REDACTED].
[REDACTED] is definitely in line for a lawsuit.
He was a failure and disappointment to the BOD and the investors.
Everyone involved knew that his decisions truly came from
[REDACTED]. He put himself in that position.”

218. Additional Defamatory Statements:

- a. **Published under the pseudonym “Duncan” on May 17, 2024,
at 12:05 AM** “I just want to say one thing: Thank God, I was
fucking his wife regularly, laying pipe as they say when he was
fucking off around the world. I was worried that he could have
an arsenal at home like that.”
- b. **Published under the pseudonym “Searching” on May 20, 2024,
at 12:25 PM** “Does anyone know where [REDACTED] is living
nowadays? I have heard so many places it is insane. Chicago,
Texas, California. It seems like he’s always hiding.”
- c. **Published under the pseudonym [REDACTED] on May 10,
2024, at 2:43 PM** “[REDACTED] had me pull over while driving
to Westchester airport in the Bronx so that he could fuck a lot
lizard at a truck stop/diner.
He got sloppy seconds after she took forever to finish up in a truck
cab. He screwed her in the men’s bathroom. I do not think the
claims he is gay are true.
I do think that [REDACTED] is a fag. He once went to the bathroom
together with the fat IT guy in their former NYC offices.”
- d. **Published under the pseudonym “Jay Menton” on May 17,
2024, at 12:12 AM**

“So, I just have to say, there was weird shit going on in the ex-church they bought and converted to an office. I saw orgies go down in that place with both male and female escorts.

[REDACTED] was running around with a strap-on, and the large steroid-head IT guy from New York was making sure that everyone left their cell phones at the door. [REDACTED] was scared that this stuff would get posted on the internet. That big doofy guy was probably in the back jerking off while all of this was going down. My name is [REDACTED], and that scum bag threatened me if I didn't participate, so I left the company. Look me up on LinkedIn. I can tell you stories about [REDACTED] and what he did on the Citation 10 they flew around with another guy they hired from Berkshire Hathaway. [REDACTED] is a cock sucker in every sense of the word—gay prostitutes, [REDACTED], and even other employees.”

e. **Published under the pseudonym “MG Ifuku” on May 17, 2024, at 12:29 AM**

“From the Foreign Ministry of Somalia:

I just want to say that we would welcome [REDACTED], and our citizenship is for sale. We even have coastal properties available in a bundle deal. For the gold level, we make sure that the pirated container ships will never be parked in a way to block your ocean view.

For 1 million USD in maintenance fees, you and your family will be accompanied by a tactical vehicle (late model Toyota pickup) with a surplus

.50 Cal machine gun. And as you know, gayness is punishable by death here, but for you, Mr. [REDACTED], we will look the other way (we have heard about your gay love relationship with Mr. [REDACTED]).

It would be an honor to host you. We can even discuss an ambassadorship for the right kind of money. Your wife can take a

BBC to service, so you don't have to worry about having your business associates lay pipe behind your back.

I have sent you my personal contact info. I look forward to hearing from you.”

219. The statements outlined above lack any basis in reality and were made with the intention of attacking, intimidating, and harming the Plaintiff. Furthermore, they disclose sensitive and personally identifiable information, including names, locations, and associations, which violate the Plaintiff's rights to privacy and security. Plaintiff respectfully requests the Court's intervention to address these issues appropriately.

220. The Defendants' creation and promotion of these websites was not a standalone act. Instead, it was part of a broader coordinated strategy to inflict financial harm on the Plaintiffs by tarnishing their reputations, undermining their assets, and provoking extensive and costly litigation. This litigation, once instigated, was further publicized on the websites, ensuring maximum reputational and financial damage. A key component of this strategy was the fraudulent scheme involving Hale Street, which was designed to manufacture disputes and legal actions that could feed the websites' defamatory allegations.

II. Hale Street

221. The Hale Street scheme exemplifies the Defendants' strategy of deliberately provoking litigation to advance their broader agenda. The fraudulent actions related to Hale Street were carefully orchestrated to create disputes and legal challenges, which were then leveraged to support the defamatory narratives disseminated on the websites. This cycle of fraud and public defamation reveals the interconnected nature of the Defendants' schemes, underscoring their intent to entangle the Plaintiffs in unrelenting legal and reputational harm.

222. Plaintiff Yorkville (“Yorkville”) owns the real property commonly known as 120 North Hale Street, Wheaton, Illinois 60187 (the “Hale Property”).

223. Mr. Russell Scott Armstrong (“Armstrong”), a close friend of Wolfe, claims to hold a 52.99% equity interest in the Hale Property.

224. In September 2022, Defendant R.G. Brownell, with the knowing assistance of Defendant Mack, set up a fictitious purchaser, submitted fictitious reports, and engineered a fictitious termination of a purchase of the Hale Property and then, having infuriated Armstrong, who demanded to be bought out, had Armstrong's alleged interest purchased by Yorkville at an inflated price.

225. On or about September 23, 2022, R.G. Brownell wrote to Ryan Cicoski, the director of the manager of Yorkville, and represented that Kissa would be making an offer to purchase the Hale Property within the week, which would include a three-day period to review and accept; that Hunton Andrews Kurth LLP (“HAK”) employed his brother, F. Willam Brownell (“F.W. Brownell”); and that HAK had pension fund money to invest. R.G. Brownell had frequently in the past invoked his brother’s name as backers/owners/participants in the BNW, representing that it was worth hundreds of millions of dollars.

226. In late September 2022, R.G. Brownell intentionally misrepresented to Ryan Cicoski and Scott Armstrong that a “Real Estate Purchase and Sale Agreement” (“PSA”) was submitted by Kissa. This Purchase Agreement provided for a purchase price of \$5 million, with an earnest money deposit of \$50,000. The PSA was ostensibly signed by Joseph Filberto.

227. Upon information and belief, R.G. Brownell forged the signature of Joseph Filberto.

228. The PSA stated all notices, demands, requests, and other communications related to the PSA were to be sent to Kissa, “Attn.: Joseph Filberto,” with a copy to HAK”, 200 Park Avenue, New York, NY, “Attn.: Brett Gross.” Upon information and belief, Gross is the co-chair of HAK’s real estate practice group.

229. On or about October 4, 2022, Ryan Cicoski, who had replaced Defendant Smith acting as Manager of Yorkville as of January 2022, executed the PSA.

230. Defendants Mack and R.G. Brownell afterward represented to Cicoski that Kissa had signed the PSA and had a genuine interest in purchasing the Hale Property.

231. Defendant Mack wrote to Yorkville attaching a “critical dates memorandum” relating to the alleged transaction outlining key dates for due diligence and closing, including but not limited to:

- a. A Contract date of October 4, 2022;
- b. An “earnest money” deposit date of October 7, 2022;
- c. Due diligence expiration date of November 18, 2022; and
- d. Closing date of January 2, 2023.

232. On or about October 26, 2022, Defendant Mack wrote to Armstrong and represented that there was a PSA, that it provided for one due diligence period of 45 days, with that period expiring November 18, 2022, and a closing date forty-five days thereafter, on January 2, 2023.

233. On January 2, 2023, however, Defendant R.G. Brownell wrote to Armstrong and represented that he had received an urgent letter from Kissa just prior to the close of business, stating that Kissa had found “lead based paint, asbestos, and mold, in addition to the repair of the ceiling...,” and threatening to terminate the contract unless Yorkville gave Kissa an extension to finalize their estimates on correcting these alleged issues. R.G. Brownell forwarded this letter to Armstrong, ostensibly written on Kissa stationary, listing the 1775 York Avenue Address, and “signed” by “Joseph Filberto.”

234. The Letter attached a supposed building inspection report performed by “Weber Group Management, Inc.,” (“Weber”) purportedly retained by Kissa to perform a limited NESHAPS inspection of the Hale Property (the “Report”).

235. The Report indicated that inspector Michael Di Canio performed the asbestos inspection for the Hale Property, and his inspection allegedly revealed asbestos-containing building materials throughout the building and was submitted by asbestos inspector Michael D. Herman.

236. Weber allegedly performed an additional lead-based paint inspection, submitting a report by Drake Ottley, licensed lead inspector, on or about December 27, 2022, addressed to “Brett Gross, Kissa Capital, LLC” at HAK’s 200 Park Avenue, New York, NY address.

237. The next day, on or about December 28, 2022, Weber purportedly submitted a mold report, also addressed to Gross.

238. On or about January 10, 2023, Kissa purportedly wrote a letter to Defendant Mack indicating that it had completed its inspection including the estimated cost of remediation. In that letter, Kissa reportedly stated, “Now that we have a cost estimate of the rehab and remediation the number is far more substantial than we originally estimated... Kissa Capital, LLC is terminating the Agreement and requesting a return of the earnest money deposit...Kissa Capital, LLC would consider purchasing the Property in its current condition for an amount equal to \$4,000,000.” This ended the “correspondence.”

239. All communications between “Kissa” and Yorkville regarding the proposed “sale” of the Hale Property were relayed to Yorkville through either Defendants Mack or R.G. Brownell.

240. To date, Yorkville’s investigation, which is ongoing, has been unable to determine whether, from whom, or how the earnest money payment of \$50,000.00 from Kissa was deposited or, if deposited, its source and ultimate destination. Despite repeated requests,

Defendant Mack has failed to supply the relevant information, although he has repeatedly promised to do so at some future unstated date when he finds the time.

241. The “Kissa” Letter of January 10, 2023, attached an estimate for asbestos remediation dated August 13, 2022, with a purported expiration date of August 27, 2022, addressed to Yorkville from R.J. Brownell—R.G. Brownell’s son—of “Overall Builders.”

242. Therefore, the purported August 2022 remediation estimate was generated over four months before Kissa’s alleged inspection, and several weeks before R.G. Brownell introduced Kissa to Yorkville as a potential buyer for the Hale Property.

243. The Overall Builders report estimated remediation of asbestos, lead based paint, and mold would cost \$342,000.00.

244. Overall Builders’s registered agent is “Gammon Analytics, LLC.” Its managing member is, upon information and belief, Defendant Whinnery.

245. Gammon Analytics, upon information and belief, is a subsidiary of Katunigan, the President, Secretary, and Director of which is Defendant Whinnery.

246. Upon information and belief, R.G. Brownell is likewise associated with Overall Builders as an employee or agent of Overall Builders.

247. Yorkville investigated Kissa. It is a Delaware limited liability company controlled by a broker identified as Ariel Imas, Kissa’s managing member.

248. Mr. Imas previously lived at the 1775 York Avenue address provided in the PSA, but no longer resided there as of February 2024.

249. Mr. Imas organized Kissa as a holding company for another corporation he co-founded, and Kissa was only involved in one previous real estate transaction involving a residence in Florida.

250. Mr. Imas has never heard of Joseph Filberto, and reported that Kissa has no employees, and that he is its sole member.

251. Mr. Imas has never heard of Brett Gross or R.G. Brownell.

252. Kissa was never represented by HAK in connection with the PSA. Therefore, upon information and belief, the signature of Joseph Filberto on the PSA, January 2, 2023, Letter, and all communications with “Joseph Filberto” were forged by R.G. Brownell or at his direction with the actual intent to steal the identity of Kissa in furtherance of a scheme to defraud Yorkville and Scott Armstrong.

253. Yorkville similarly investigated “Weber Group Management, Inc.’s” inspection of

the Hale Property.

254. Michael D. Herman, the asbestos inspector with Weber who purportedly submitted the December 2022 Report, informed Yorkville that the report provided by “Kissa” via Mack and R.G. Brownell had been significantly altered from the report Herman prepared.

255. The correct report Herman prepared found “NO Accessible ACM [asbestos-containing materials] Was Found Observed in The Building” in any of the materials tested.

256. While Herman’s inspection also uncovered some lead paint in a stairwell of the Hale Property, his correct report opined that it did not require remediation.

257. Herman stated that he had been retained by R.G. Brownell—upon information and belief, Defendant R.J. Brownell—to perform an asbestos and lead paint inspection at the Hale Property, though he was not asked to perform remediation if necessary.

258. After ‘Kissa’ allegedly terminated the PSA, Armstrong was furious and demanded that he be bought out of his interest in Yorkville. R.G. Brownell, Mack, and as yet unknown John Does then pivoted to a scheme to engineer a deal that obligated Yorkville to purchase Armstrong’s equity for an amount greater than the value of his equity interest.

259. Under the agreement engineered by R.G. Brownell, Mack, and as yet unknown John Does, Yorkville was obligated to pay Scott Armstrong \$1,258,341 plus accrued but unpaid interest that is due and payable on May 1, 2024. See Stock Purchase Agreement, a true and correct copy of which is attached hereto as **Exhibit D**.

260. The fraudulent scheme surrounding Hale Street did not exist in isolation. Rather, it served as a foundation for a broader pattern of misconduct, with the intent to perpetuate harm against the Plaintiffs. This strategy extended beyond Hale Street into subsequent fraudulent ventures, including the Green Sapphire transactions. These transactions were integral to further entrenching the Defendants' coordinated efforts to provoke litigation, defame the Plaintiffs, and exploit legal processes for personal gain.

III. Green Sapphire

261. The Green Sapphire scheme exemplifies the continuation and escalation of the Defendants’ coordinated fraudulent activities. Building on the foundations laid by the Hale Street transactions, the Defendants expanded their strategy to encompass new fraudulent

dealings. The Green Sapphire transactions further illustrated their intent to manipulate legal processes, provoke disputes, and generate fodder for public defamation through their websites, all while deepening the financial and reputational harm inflicted upon the Plaintiffs.

262. In or before December 2022, R.G. Brownell, Mack, Smith and Springett concocted a predatory scheme to have Green Sapphire allegedly borrow money it could not repay, pledging all stock in French Access, a company it owned, which in turn owned the St. Barth's Property. Using the name Bigelow and falsely claiming to represent Green Sapphire and because French Access was a company subject to French law, R.G. Brownell engaged French counsel to determine how to prepare a stock pledge and how to foreclose on it. Despite being terminated, Defendant Smith actively communicated with R.G. Brownell and Mack and conspired with them to steal the St. Barth's Property.

263. Unhappy with the formalities required under French law for such a pledge, and with the borrower-friendly procedures to foreclose on such a pledge, R.G. Brownell, in consultation with Mack, Smith, and John Does, then asked Ryan Cicoski, Green Sapphire's General Counsel, to convert French Access to a Florida corporation. R.G. Brownell and John Doe/s falsely claimed that a liquidity crisis necessitated the loan. On February 3, 2023, Defendant Mack filed with the Florida Secretary of State "Articles of Domestication," which purport to transform French Access, into Access Management, S.A.S. ("Florida Access"), a Florida corporation. See Articles of Domestication ("Domestication"), a true and correct copy of which is attached as **Exhibit E**.

264. On or about the same day, Mack drafted and Cicoski, at the request of Mack, R.G. Brownell, or John Does, executed a "Loan and Security Agreement" (the "Global Capital Loan"), on behalf of Green Sapphire with an entity known as "Global Partners" a true and correct copy of which is attached as **Exhibit F**.

265. Neither the Domestication nor the Global Capital Loan were authorized by two directors of Green Sapphire. Cicoski signed both documents without notice to or consent of Wolfe, the other Director of Green Sapphire, or notice to the Trustee or the UBOs of the Petro Carta Trust. Under the bylaws of Green Sapphire, the absence of the approval of both directors made the execution of the Domestication and the Global Capital Loan ultra vires.

266. Under the loan agreement, Global Partners agreed to loan Green Sapphire \$10 million for 120 days with interest at the rate of 30% per annum, Green Sapphire agreed to borrow \$10 million and grant a security interest in its interest in certain shares of shares of French

Access”—record titleholder of the St. Barth’s Property—or 100% of the shares of stock of Florida Access, give a mortgage on the St. Barth’s Property, and to have R.G. Brownell and Petro Carta Trust guaranty the loan.

267. To date, Ryan Cicoski and Global Partners have been unable or unwilling to produce the fully executed Stock Pledge Agreement identified in the Loan and Security Agreement. Plaintiffs have been unable to obtain a copy of it from any other source. No Stock Pledge Agreement relating to the shares of French Access has been recorded in St. Barth’s in the manner required by French law. Upon information and belief, Mack, an Illinois attorney operating in Illinois, prepared and arranged from Illinois a filing of a UCC-1 financing statement with the Secretary of States for Delaware and Florida purporting to perfect a UCC Article 9 security interest in the shares of Florida Access in favor of Global Partners, but no document that actually creates a security interest in any such shares has been located, despite requests to Mack.

268. The term and interest rate under the Loan and Security Agreement was unreasonable and unconscionable given that payment of the \$10 million debt was secured by guarantees of Petro Carta Trust and R.G. Brownell and, if the pledged stock agreement and the related transactions are valid and legally enforceable, by a security interest on shares of a corporation that holds title to real estate with a value of \$30 million.

269. Under the Loan and Security Agreement, the proceeds of the \$10 million loan to Green Sapphire were scheduled to be disbursed to Green Sapphire in two tranches—the first tranche of \$3 million was to occur on January 31, 2023, and the second tranche in the amount of \$7 million “as soon as possible shortly thereafter,” following the Lender’s receipt of an opinion of French counsel. No opinion of French counsel was ever obtained.

270. Neither Green Sapphire nor any of its related entities ever received any portion of the \$10 million loan that Global Partners “agreed” to make in connection with the Global Capital Loan.

271. Upon information and belief, and based on Mack’s assertions, if any funds belonging to Global Partners were transferred to anyone, they were transferred to Chase Bank in Illinois for credit to the IOLTA account held in the name of Defendant Mack’s IOLTA Trust Account.

272. Upon information and belief, this was done by direction of R.G. Brownell, Smith, Springett, or John Does, and then some of all of the funds were transferred to or for the benefit of

the BNW, by Mack.

273. Despite repeated requests, Mack has refused to produce the IOLTA account statement, the wire transfer confirmations, emails or any other documents that could confirm that \$10 million was ever delivered to any one by Global Partners in connection with the Global Capital Loan and would identify the transferees of any subsequent transfers of any funds Mack received from Global Partners.

274. No one aside from R.G. Brownell, Mack, Smith, Springett, and John Does was aware of whether any money was actually disbursed by Global Partners pursuant to the Global Capital Loan and, if so, to whom any such funds were delivered. For these reasons, plus the fact that no \$10 million loan was ever recorded on the books and records of Green Sapphire and the lack of any evidence that any such loan was ever made, Green Sapphire did not repay any such loan on the claimed June 4, 2023, maturity date.

275. In November 2023, Cicoski drafted a “Written Action of Sole Shareholder” purporting to remove Wolfe as co-director of Green Sapphire, without informing Wolfe, and presented it to Mark Azzopardi, manager of NorthSea—the Trustee of Petro Carta—as an “urgent” document requiring his signature immediately. Azzopardi signed it, believing it necessary and proper, so Wolfe was removed as co-director of Green Sapphire. Wolfe had discharged his duties faithfully and well. He had given no cause for his removal. As set forth above, however, he had been the subject of vicious, vile, and false accusations posted on a website Defendants created for that purpose.

276. Because of representations and directions of R.G. Brownell and John Does, Mack was unwilling to oppose Global Partners’ attempts to enforce the Stock Pledge Agreement, and did not notify Mark Azzopardi, Wolfe, or any of the UBOs of the Petro Carta Trust that Global Partners was claiming ownership of 100% of the shares of Florida Access, in purported satisfaction of the “debt” that Global Partners alleged that Green Sapphire owed it.

277. On or about December 15, 2023, Global Partners, on the direction of Springett, filed a document with the Florida Secretary of State entitled “Amended Articles of Incorporation” that identified Springett as the sole director of Florida Access, Inc. and stated that it—not Green Sapphire—was the owner of 100% of its shares.

278. Upon information and belief, agents or brokers engaged by Global Capital, Smith, Springett, and John Does have been marketing the St. Barth’s property and plan to sell it.

279. The St. Barth’s lawyer engaged by R.G. Brownell a/k/a “Bigelow” is currently

demanding payment of 61,000 Euros from Green Sapphire based on an Engagement Letter that “Bigelow” signed, fraudulently holding himself out as a representative of Green Sapphire.

280. The fraudulent Green Sapphire transactions were not the culmination of the Defendants' scheme, but rather a continuation of their deliberate and escalating pattern of misconduct. Building on the harm initiated through earlier schemes, the Defendants further diversified their fraudulent strategies to include loan fraud involving Proton Green and the Cyber App. These actions were similarly designed to generate legal disputes and financial instability for the Plaintiffs, while serving the overarching goal of advancing the Defendants' coordinated campaign of harm.

IV. Loan Fraud Involving Proton Green/Cyber App

281. The scheme involving Proton Green and the Cyber App represents a further evolution of the Defendants' fraudulent efforts. These actions were not only calculated to exacerbate financial and reputational damage but were also integral to maintaining the Defendants' cycle of provocation and litigation. By orchestrating loan fraud tied to these entities, the Defendants expanded their reach, compounding the Plaintiffs' injuries while ensuring their schemes fed into the broader defamatory campaign.

282. A certain Forbearance Agreement dated June 20, 2023 (“Forbearance Agreement”), obligated Alpha Carta to forbear from exercising its rights and remedies against Proton Green under three promissory notes issued by Proton Green (“Notes”) as long as Proton Green paid \$3 million to Alpha Carta on July 7, 2023, executed and delivered a Deed In Lieu of Foreclosure, and paid \$2 million per month each month starting August 7, 2023 until the total debt of \$25.2 million evidenced by the Notes was paid in full in cash. See Forbearance Agreement, a true and correct copy of which is attached hereto as **Exhibit G**. Payment of the debts evidenced by the Notes was secured by a first priority lien on real property (St. John's Field, from which Proton Green hoped to extract Helium) located in Apache County, Arizona with a fair market value in excess of \$25 million.

283. This Forbearance Agreement followed a series of events by which the Notes were dishonored. In April 2022, after Proton Green dishonored the Notes, Alpha Carta investigated

the reasons why, and discovered that Defendant Looper, the CEO and Managing Member of Proton Green, was a convicted felon, undisclosed to its investors. On the day Looper was confronted with this fact, he dissolved Proton Green, but the next month set up a new LLC under the old name, all without the knowledge of his non-insider investors.

284. As of May 1, 2023, a notice of default was served. On June 20, 2023, Alpha Carta, and Proton Green then entered into the Forbearance Agreement. One condition of the Forbearance Agreement was that Looper would reinstate the original Proton Green and Proton Green would execute and deliver a Deed In Lieu of Foreclosure. This Deed in Lieu of Foreclosure would have enabled Alpha Carta To take full ownership of Proton Green's St. John Field in satisfaction of some or all of the debts evidenced by the Notes in the event that Proton Green breached the Forbearance Agreement. Upon information and belief, the Deed in Lieu of Foreclosure was never delivered. In 2023 Defendant Mack represented that he had possession of the Deed In Lieu of Foreclosure executed and delivered by Proton Green, but he has refused to provide it.

285. Upon information and belief, Proton Green f/k/a/ Plateau Carbon, LLC ("Plateau Carbon") was reinstated in July 2023. On or about July 23, 2023, a reverse merger and share exchange occurred between Proton Green and Cyber App, in which Cyber App was the surviving entity, with the equity security interest holders, assets, and obligations of Proton Green f/k/a Plateau Carbon.

286. However, as described above, notwithstanding the purported reverse merger, Proton Green has at times continued to hold itself out as an entity.

287. Defendant Looper and Defendant Smith had equity interests in Plateau Carbon, Proton Green and Cyber App that became the basis for Rockwell claim of millions of dollars of "assets under management," that were used to entice additional investors to purchase shares of Rockwell Capital, Ltd.

288. Defendant Smith had actual knowledge that Plaintiff Breakers had borrowed \$4 million in 2021 ("the 2021 loan") from lenders Holden and Matthews ("Lenders"), each a resident of Cayman Islands and each an associate of Smith. The 2021 loan agreement, signed by Smith as the sole director of Breakers, contained a reasonable interest rate of 12%, later adjusted to 12.5% per annum. Payment of the debt was guaranteed by Alpha Carta, the sole shareholder of Breakers. Alpha Carta's guaranty was expressly approved by the trustees of the Alpha Carta Trust and supported by appropriate resolutions of Alpha Carta, Alpha Carta Trust, and signed by Smith,

as one of two directors of Prairie Trust., in its capacity as the trustee of the Alpha Carta Trust.

Notice was given to the UBO of the Alpha Carta Trust. The Loan Agreement gave the Lenders an explanation of how the loan proceeds would be used and how Breakers and Alpha Carta received value in consideration for the loan. The loan proceeds were delivered in accordance with the terms of the loan agreement and the loan obligation was recorded in the books of Breakers.

289. In August 2022, Smith's replacement as the CFO of 60 Degrees told the Lenders that Smith's employment and affiliation with Breakers and Alpha Carta, had terminated.

290. The 2021 loan was paid in full on July 5, 2023.

291. Proton Green failed to make the \$3 million payment that was due under the Forbearance Agreement on July 7, 2023. The next day, on July 8, 2023, Smith asked the Lenders for another loan to Breakers and promised that Green Sapphire instead of Alpha Carta, would guarantee it, that it would bear interest at 30% per annum, with a 40% default rate, and would mature on October 31, 2023, with the borrower having the right to one 90-day extension (the "2023 Loan").

292. Smith represented that he had a Green Sapphire management account bank statement, which was confidential information that should not have been retained by him after his termination, much less disclosed without authorization. Smith also represented that Green Sapphire owned the St. Barth's Property worth \$12.5 million. Smith requested a 1% fee to be paid by the borrower.

293. Smith represented to the Lenders and to Alpha Carta's representative in July 2023 that the funds to repay the loan would come from the proceeds of a pending \$96 million sale of approximately 330 acres of real estate located near Austin, Texas that Green Sapphire owned and was scheduled to close on October 6, 2023; that he knew the Purchasers; and that they were legitimate buyers. Alpha Carta representatives that were not part of the conspiracy and fraudulent conduct related herein relied on these representations in deciding to enter the transaction, and Defendants R.G. Brownell, Mack, and John Does knew this representation was false but intentionally prompted other Alpha Carta personnel to believe it.

294. The "Purchaser" Smith referred to, TRT Capital Group, LLC. ("TRT") is fictitious. There was a TRT formed in Delaware in March 2023, but it was later dissolved. The

person named “William White” (by coincidence or choice the name of the villain in Casino Royale) who ostensibly signed the Purchase Agreement on behalf of TRT, is, if anyone, a resident of a hospice in Delaware. The address given in the Purchase Agreement for the fictitious TRT is the same address for Global Partners, the supposed “Lender” in the “Loan and Security Agreement” between Green Sapphire and Global Partners, referenced in above paragraphs 127-144.

295. Cicoski executed (a) the loan agreement for the 2023 Loan as the sole director of Breaker without notice to Wolfe, the other director of Prairie Trust, trustee of Alpha Carta Trust, or the UBO, and (b) the Deed of Guarantee as one of two directors of Green Sapphire as Guarantor, again without notice to or consent of Wolfe, then still the co-director of Green Sapphire, or any UBO. See 2023 Loan Agreement and Deed of Guarantee, true and correct copies of which are attached hereto as **Exhibits H and I**, respectively.

296. At the time of the 2023 Loan and Deed of Guarantee, Green Sapphire’s corporate bylaws required approval by a majority of the board of directors of (1) any guarantee of indebtedness in excess of \$500,000.00, (2) any encumbrance on or security interest in any asset of Green Sapphire or its subsidiaries, and (3) any commitment that could result in payment of over \$50,000.00 without the approval of all members of Green Sapphire’s executive committee.

297. In August of 2023, the executive committee of Green Sapphire consisted of Cicoski and Wolfe.

298. Cicoski did not seek, and Wolfe did not grant, approval for the execution of the 2023 Loan by Breakers or the Deed of Guarantee on behalf of Green Sapphire. Had Wolfe been asked, he would not have approved either the 2023 Loan or its guaranty, and R.G. Brownell and Smith knew this.

299. In early August 2023, Smith delivered “wire instructions” to the Lenders instructing them to have the loan proceeds delivered to Mack’s IOLTA Account. Smith lacked authority from Breakers to issue these wire instructions or, upon information and belief, they were provided by him based on the instructions from R.G. Brownell or a John Doe defendant. Mack lacked the authority to accept delivery of any funds that were ostensibly being “loaned” to Breakers.

300. Upon information and belief, or about August 19th, 2023, the Lenders issued a wire transfer payment order directing CIBC to electronically transfer immediately available funds in the amount of \$2,900,000.00 to Mack’s IOLTA account, knowing that the proceeds

were not going to be used solely for the purpose of providing working capital to Breakers as stated in the Loan Agreement. Upon information and belief, the funds in the amount of \$2.9 million were credited to the IOLTA Account held in the name of Mack on August 19, 2023.

301. Mack has thus far refused repeated requests to provide all the documents and bank records related to this transaction. But he admitted that on August 23rd, 2023, he issued a \$2 million wire transfer payment order to Chase Bank directing it to transfer immediately available funds in the amount of \$2 million to CIBC in the Cayman Islands for credit to the account of Alpha Carta, describing its purpose as a “loan payment” from Cyber App to Alpha Carta’s CIBC account in Grand Cayman. See Wire Transfer Report, a true and correct copy of which is attached hereto as **Exhibit J**.

302. Without providing the relevant records, Mack nevertheless has represented that he disbursed:

- a. \$7,231.11 for legal fees;
- b. \$750,00.00 to Defendant Salazar; and
- c. \$142,768.89 to Global Partners.

303. There is no legitimate business purpose, reasonable basis, or rationale for the transfer of the \$750,000.00 Mack made to Salazar or the \$142,768.89 to Global Capital Partners, and the purpose of the alleged transfer of \$7,231.11 to an unidentified person ostensibly for “legal fees” is under investigation.

304. The 2023 Loan included none of the earmarks of legitimacy that the 2021 Loan exhibited, including but not limited to the following:

- a. The proceeds of the 2023 Loan were electronically transferred by CIBC in the Cayman Islands to Chase Bank in the United States for credit to Mack IOLTA account—a third-party non-borrower who was not involved in the 2021 Loan— without any prior written direction from Breakers.
- b. The interest rate on the 2023 Loan was exorbitant and was far higher than market rates as opposed to the commercially reasonable rate of the 2021 Loan;
- c. No formal authentic corporate resolutions were provided;
- d. Green Sapphire “guaranteed” the 2023 Loan despite lacking a formal relationship with Breakers or ownership of any interest in the real

property owned by Breakers, thereby deriving no benefit from the 2023 Loan;

- e. Smith informed the Lenders that the proceeds of the 2023 Loan would not be used for Breakers even though the Loan Agreement expressly provided that the proceeds would be used only for working capital for Breakers “and for no other purpose,” whereas the proceeds of the 2021 Loan were used for the purposes that were was clearly stated in the Loan Agreement,
- f. Existence of any debt obligation and receipt of any proceeds of the 2023 Loan were not recorded on the financial books of Breakers, Green Sapphire, or any of their related entities; and
- g. The proceeds of the 2023 Loan were not received by Breakers and were not used for the benefit of Breakers, Green Sapphire, or any of their related entities, but were, upon information and belief, misappropriated by Defendants Smith, Cyber App, Rockwell, Salazar, Global Partners and Looper, for their own benefit.

305. After the reverse merger, Cyber App breached the Forbearance Agreement by failing to make the \$2 million payment due on September 7, 2023.

306. On or about September 20, 2023, one or more of the John Doe Defendants proposed a modification to the parties’ Forbearance Agreement. Alpha Carta’s sole director was presented with a proposed draft loan settlement agreement between “Proton Green” (not Cyber App) and Alpha Carta dated as of “September ___, 2023” under which “Proton Green” (not Cyber App.) would promise to pay an additional \$5 million in cash, to grant a 5% overriding royalty interest in revenues derived from Helium production on its leaseholds up to \$16 million, and to promise for a second time to execute and deliver a deed in lieu of foreclosure in recordable form with respect to existing leases then encumbered by the “Leasehold Deed of Trust” held by Alpha Carta See Draft Loan Settlement Agreement, a true and correct copy of which is attached hereto as **Exhibit K**. In exchange, Alpha Carta would agree to release the “Leasehold Deed of Trust” it held on Cyber App’s valuable leaseholds of St. John’s Field in Apache County, Arizona, forego payment of the remainder of the debt evidenced by the Notes that were the subject matter of the Forbearance Agreement, and grant a mutual release of all claims. In the event of “Proton Green’s” default under the proposed Loan Settlement Agreement, Alpha Carta’s obligation to

release any claims or the Leasehold Mortgage would be suspended, and Alpha Carta would be entitled to exercise of all remedies available by law under the Notes, the Forbearance Agreement, and by law.

307. While Alpha Carta's sole director was given a draft copy of the proposed Loan Settlement Agreement on September 20, 2023, he was informed that neither party had agreed to it, and Alpha Carta lacks an executed copy of any such "Loan Settlement Agreement." To date, Ryan Cicoski and Mack have been unwilling or unable to provide a fully executed version of this agreement or any other settlement agreement between Alpha Carta and Proton Green or Cyber App has refused to provide it despite requests for it and despite its oral assertion to Alpha Carta representative Wolfe on February 8, 2024, that it owes no money to Alpha Carta, because all matters between the parties were settled.

308. Upon information and belief, if there were any valid loan settlement agreement between Cyber App and Alpha Carta, it was breached before November 2, 2023, by Proton Green and/or Cyber App because Alpha Carta has not received the \$5 million cash, any overriding royalty revenue, or any deed in lieu of foreclosure.

309. In the alternative, if there were no signed settlement agreement, Cyber App owes the full amount of the debt, now in excess of \$30 million, as evidenced by the Notes.

310. Furthermore, Cyber App falsely recorded a Deed of Release and Reconveyance to discharge the "Leasehold Deed of Trust" that it had previously granted to secure payment of the Notes referenced in the Forbearance Agreement. The "Deed of Release and Reconveyance" was signed in anticipation of and contingent upon the formation of a final, definitive loan settlement agreement. No one from Alpha Carta, authorized the Deed of Release and Reconveyance to be delivered or recorded until and unless a final settlement agreement was executed by both parties and then delivered to Alpha Carta

311. As of February 2024, Defendants R.G. Brownell, Mack, and Whinnery represented to other Alpha Carta representatives and its UBO that debts in the total amount of more than \$24 million were still owed by Cyber App. In the alternative, this shows either that

(a) no loan settlement agreement replaced the Forbearance Agreement (also making the recordation of the "Deed of Release" a fraud of Cyber App or any party that recorded it), or (b) that R.G. Brownell, Whinnery, Mack, Looper and their John Doe coconspirators concealed a

settlement and the subsequent recording of the Deed of Release in November 2023 from Alpha Carta and its UBO.

312. Cyber App reports that it reached a Loan Settlement Agreement with Alpha Carta to settle the Notes for \$8 million on July 31, 2023, months before the September 20, 2023, proposal that was not executed or agreed to. It claimed that it paid \$2 million to Alpha Carta in August 2023 and in November 2023 it paid the remaining \$6 million due under the terms of the Loan Settlement Agreement that was allegedly formed on July 31, 2023, recognizing a gain from the alleged forgiveness of debt of almost \$18 million. Alpha Carta lacks any such Loan Settlement Agreement. Alpha Carta believes to the contrary that the negotiations were unsettled as of September 2023, and Alpha Carta has not received \$8 million from Cyber App. If John Does executed such a Loan Settlement Agreement, they did so fraudulently, and Alpha Carta, has sustained damages of at least \$18 million.

313. The loan fraud involving Proton Green and the Cyber App did not operate in isolation but instead formed a critical component of the Defendants' larger fraudulent scheme. As the Defendants orchestrated these fraudulent loans, they relied on a network of manipulated financial instruments and accounts to funnel illicit proceeds, obscure their actions, and perpetuate their coordinated campaign of harm against the Plaintiffs. This broader misuse of financial mechanisms served as the operational backbone for the Defendants' fraudulent activities, tying together the various schemes under the RICO enterprise.

V. Misuse of Financial Instruments and Accounts for Fraud

314. The misuse of financial instruments and accounts was not merely incidental to the Defendants' schemes but central to their execution. By manipulating these financial tools, the Defendants facilitated the loan fraud tied to Proton Green and the Cyber App, concealed illicit transactions, and extended the reach of their fraudulent enterprise. These practices underscore the calculated and systemic nature of the Defendants' operations, further entrenching the financial and reputational harm inflicted upon the Plaintiffs.

315. To advance their scheme, Defendants manipulated financial instruments, including IOLTA trust accounts, to obscure the source and purpose of transactions. Defendant Mack used the IOLTA account to reroute Plaintiffs' funds, further hiding the nature and origins of the fraudulent transfers, allowing Defendants to maintain wrongful control over assets intended for legitimate business purposes.

316. Plaintiff Yorkville is a Delaware corporation with its principal place of business

in Delaware. It was organized for the purpose of investing money and acquiring property for the ultimate benefit of the beneficiaries of the Petro Carta Trust.

317. Plaintiff NorthSea, a Wyoming LLC, is the Trustee of the Petro Carta Trust. The Petro Carta Trust is an express trust organized and existing under the laws of the State of Wyoming. The beneficiaries of the Petro Carta Trust are four U.S. citizens—a family consisting of a 54-year-old woman and her three children. As of January 1, 2023, NorthSea had two directors: Ryan Cicoski and Mark Azzopardi.

318. As of January 1, 2023, Green Sapphire had two directors--Wolfe and Ryan Cicoski. Smith was removed as a Director of Yorkville, in August 2021 and replaced by Ryan Cicoski; that was about the time when Ryan Cicoski discovered Smith's self-dealing and other misconduct.

319. As of January 1, 2023, Green Sapphire was the owner of all but one of the shares of Access Management, S.A. ("French Access"), a French corporation headquartered in the Territorial Collectivity of St. Barthelemy ("St. Barth's").

320. French Access, is the sole owner and record titleholder of two parcels of real estate located in St. Barth's, more particularly described as the AE 314 plot of 12,760 m2 in Colombier and the AI 220 plot of 2,676 M2 in Saint-Jean (the "St. Barth's Property"). The estimated fair market value of the St. Barth's Property is approximately \$30 million.

321. Plaintiff Alpha Carta is a Cayman Islands corporation with its principal place of business in Georgetown, Grand Cayman, Cayman Islands, owned by the Alpha Carta Trust. It invests money and manages the property of the Alpha Carta Trust. The Alpha Carta Trust is an express trust organized and existing under the laws of the Cayman Islands to hold legal title to property separately from equitable title and to achieve related estate planning purposes for the benefit of its ultimate beneficial owner ("UBO"). Prairie Trust is the trustee of the Alpha Carta Trust. It is a Cayman Islands Company with its principal place of business in Georgetown, Grand Cayman, Cayman Islands.

322. On January 4, 2023, R.G. Brownell, from his Illinois office, sent an online meeting invitation to Charles-Huber Vanderoverberge, Springett (of Tailwind), Mack, and Smith (of Rockwater) to discuss structuring a secured lending transaction involving a proposed

\$10 million loan to Green Sapphire, secured by a pledge of Green Sapphire's shares in Asset Management SAS.

323. The online meeting on January 4, 2023, included a detailed discussion where Charles-Huber Vanderoverberge explained the structure of the transaction and addressed questions from Smith and Springett regarding the enforcement of the stock pledge (under applicable French law) if Green Sapphire defaulted on the loan.

324. Later in January 2023, R.G. Brownell induced, by bribery, Green Sapphire to enter into a loan arrangement fee agreement with his company, BNW, entitling BNW to receive \$2.6 million for facilitating the loan discussed in the January 4, 2023, online meeting.

325. On or about January 17, 2023, Mack, upon information and belief, transferred \$1,510,000 to BNW as partial payment of the \$2.6 million loan arrangement fee outlined in the agreement.

326. Defendants R.G. Brownell, Mack, Whinnery, and others systematically embezzled Plaintiff's corporate funds by submitting fraudulent invoices via email and directing unauthorized interstate wire transfers.

327. Defendants' actions in transferring corporate funds into personal or unrelated accounts constitute unauthorized taking and exercise of control over Plaintiffs' assets. This wrongful control deprived Plaintiffs of their rightful possession and use of these funds, which were intended for legitimate business operations.

328. By using Mack's IOLTA account and other trust accounts to route and reroute Plaintiffs' funds, Defendants concealed their misappropriation, disguising the purpose and ultimate destination of the funds. This manipulation demonstrates the Defendants' intent to wrongfully possess and control the Plaintiffs' assets without legal justification.

329. The Defendants leveraged complex financial instruments, including an IOLTA trust account, to conceal the origins and purpose of illicit transactions. Defendant Mack and others rerouted significant funds, notably a \$2.6 million loan fee and \$520,000 from an Illinois-based account, to enable fraudulent transfers and bribes. These maneuvers allowed the Defendants to maintain wrongful control over assets meant for legitimate business uses and resulted in substantial financial harm to the Plaintiffs. These actions, involving unauthorized transactions and the concealment of funds, exemplify the Defendants' calculated efforts to misappropriate corporate resources for personal benefit, causing Stacey McHugh, then Plaintiffs'

Chief Financial Officer, to violate fiduciary duties owed to Plaintiffs, and depriving Plaintiffs of rightful asset possession.

330. The misuse of financial instruments and accounts not only facilitated the concealment of fraudulent proceeds but also served as a foundation for additional schemes. Building upon these manipulations, the Defendants expanded their fraudulent enterprise through the systematic misuse of corporate entities. These entities were employed to issue fraudulent invoices, further complicating financial records and perpetuating the harm inflicted upon the Plaintiffs. This deliberate manipulation of corporate structures was critical to sustaining and advancing the Defendants' overarching scheme.

VI. Manipulation of Corporate Entities for Fraudulent Invoicing

331. The Defendants' manipulation of corporate entities to generate fraudulent invoices highlights the deliberate and calculated nature of their enterprise. By issuing falsified invoices through these entities, the Defendants created a veneer of legitimacy while further entrenching their fraudulent practices. This scheme not only obscured illicit transactions but also compounded the financial and reputational harm suffered by the Plaintiffs, reinforcing the interconnectedness of the Defendants' actions within their RICO enterprise.

332. Defendants utilized entities such as BNW, Gold Dragon, and Katunigan to generate fictitious invoices and submit fraudulent expenses, embezzling funds from Plaintiff's accounts. By orchestrating these invoicing schemes, Defendants were able to misappropriate millions, systematically draining Plaintiff's resources and concealing the true purpose of these financial transactions.

333. Plaintiff Breakers is a Cayman Islands company formed as a single-purpose entity to hold title to certain real property located in Grand Cayman, Cayman Islands. Alpha Carta owns 100% of the shares of Breakers. Breakers is the sole owner and record titleholder of four parcels of beachfront real property located in Grand Cayman, Cayman Islands, more particularly described as Breakers Block 56B, Parcels 14, 15, 16, and 17, totaling approximately 10 acres (the "Breaker's Property"). The current estimated fair market value of the Breakers Property is approximately \$12.5 million.

334. Defendant Looper is a convicted felon and citizen of Texas residing in Travis County. As of October 1, 2022, Looper was the CEO of Proton Green f/k/a Plateau Carbon, a Wyoming limited liability company. Proton Green engaged in a reverse merger and share

exchange on or about July 17, 2023, from which the surviving entity was Defendant Cyber App, a Nevada corporation.

335. Notwithstanding the purported reverse merger, Proton Green has continued to hold itself out as a separate entity. As a result, claims are brought both against Cyber App, as successor by merger to Proton Green, and Proton Green, to the extent it remains an existing entity.

336. Upon information and belief, Cyber App's principal place of business is in Houston, Texas.

337. Defendant R.G. Brownell is a convicted felon and a citizen and resident of Travis County, Texas. In 2015, his twenty-year prison sentence for masterminding a complex embezzlement and phony invoice scheme was reduced to ten years because he informed on (he was an informant against) other inmates, with the sentencing Judge opining that he was a changed man. The schemes alleged here, however, are strikingly similar to R.G. Brownell's prior criminal misconduct.

338. R.G. Brownell represented that he spoke for and helped manage the affairs of BNW, and stated, falsely upon information and belief, that this "Family Office" organized as a Delaware limited liability company was capitalized, owned, and guided by his brother, F. William Brownell, brother of R.G. Brownell, a well-respected EPA lawyer from Hunton and Williams, a law firm located in the District of Columbia. R.G. Brownell strategically positioned himself in the scheme by using William Brownell as a prop. He presented himself as connected to high-value clients, claiming these clients held billions of dollars ready for investment in select Family Office Trust Structure (defined below) projects. This claim enabled Brownell to insinuate himself into the arrangement, leveraging the allure of substantial financial backing. BNW initially provided consulting services under an oral agreement with Alpha Carta in connection with the management of property owned by entities in the Family Office Trust Structure that were owned or controlled by Alpha Carta. He performed his early duties well. It is clear in retrospect that for whatever reason, R.G. Brownell reverted to the type of fraud for which he went to prison. He diverted money from the entities for his own benefit or to the detriment of the entities. He falsified records. He bypassed personnel who might have noticed irregularities or opposed transactions in which he was interested. He directed actions without approval from proper authorities: the directors, trustees, and officers of the entities. He concealed critical facts about finances, negotiations, and transactions. He conspired with other felons and wrongdoers to

damage these entities and affiliated parties in the ways set forth below, with additional investigations ongoing.

339. Defendant BNW is a Delaware limited liability company. While R.G. Brownell represented to Plaintiffs that his brother owned or helped control this LLC, now Plaintiffs believe that it is owned and controlled by Defendant R.G. Brownell.

340. BNW also served as an independent contractor for 60 Degrees Group SECZ, Ltd. (“60 Degrees”) under Defendant Smith as CFO until January 2022, and thereafter for Ryan Cicoski as director. 60 Degrees is a Cayman Islands corporation that provided administrative services to the entities owned or controlled by the Alpha Carta Trust, Alpha Carta, the Petro Carta Trust, NorthSea, Yorkville, Prairie II Trust and their affiliates (collectively, the “Family Office Trust Structure”).

341. Defendants engaged in fictitious and fraudulent invoicing, using entities such as BNW, Gold Dragon, and other affiliated corporations to submit false invoices. These invoices misrepresented expenses and were designed to embezzle funds from Plaintiff entities under the guise of legitimate business expenses.

342. R.G. Brownell, Whinnery, and others coordinated through entities such as BNW and Katunigan to create and approve these fraudulent and/or inflated invoices. These invoices were then batched to obscure the final destination of funds, adding layers of concealment to their scheme.

343. Defendants used multiple corporate alter-egos, including Terrace Shores, Gold Dragon, and BNW, as instrumentalities to conduct fraudulent activities. These entities acted as shells to insulate the Defendants from liability and allowed them to continue their fraudulent operations undeterred by legal repercussions.

344. Defendants exploited the complex Family Office Trust Structure by securing unauthorized loans, knowing the financial instability and weakened state of entities such as Green Sapphire.

345. R.G. Brownell submitted fraudulent and/or inflated invoices to McHugh totaling millions of dollars for services that were largely never rendered and expenses that were never incurred. These invoices were used to embezzle funds directly from the Plaintiffs’ accounts, causing substantial financial damage and depleting resources intended for legitimate business operations.

346. Defendants systematically executed a conspiracy, using entities like BNW and

Katunigan, to siphon funds from Plaintiffs through fictitious invoicing and concealed transfers. These actions directly resulted in millions of dollars of financial loss for Plaintiffs, highlighting Defendants' fraudulent strategy to drain assets from Illinois-based accounts.

347. By creating an environment of deceit, Defendants induced reliance from Plaintiffs on fraudulent financial statements and invoices. As a result, the Plaintiffs incurred over \$10 million in losses, encompassing misappropriated funds, business opportunity losses, reputational harm, and the necessity for costly investigations.

348. Defendants received payments from entities within the Family Office Trust Structure, such as 60 Degrees and Terra Carta (a limited liability company wholly owned by Green Sapphire), due to submitting fraudulent invoices for expense reimbursements and other charges. These invoices included amounts for services that were either not rendered, inflated, or duplicated, creating a financial burden on Plaintiffs without any legitimate underlying contractual basis.

349. The Defendants manipulated multiple corporate entities, including BNW, Gold Dragon, and Katunigan, to generate fraudulent invoices and siphon funds from the Plaintiffs. These false expenses facilitated embezzlement under the guise of legitimate business activities, systematically depleting resources and inflicting severe financial damage. Key actors, including

R.G. Brownell and others, exploited their positions within a complex Family Office Trust Structure, concealing unauthorized transactions and financial risks from stakeholders. This orchestrated conspiracy extended to the creation of shell companies, insulating Defendants from liability while executing fraudulent transfers. Plaintiffs suffered substantial financial loss, estimated at over \$10 million, which encompassed misappropriated funds, lost business opportunities, reputational damage, and costly investigations resulting from this pervasive scheme.

350. The Defendants' use of corporate entities to generate fraudulent invoices was a pivotal mechanism within their broader scheme. This manipulation of corporate structures not only facilitated the concealment of illicit transactions but also laid the groundwork for their fraudulent activities to extend into other domains. Among these was the realm of real estate, where the Defendants engaged in fraudulent transactions to further their enterprise, expand their financial reach, and perpetuate harm against the Plaintiffs.

VII. Fraudulent Real Estate Transactions

351. The Defendants' fraudulent real estate transactions represented yet another

evolution in their broader scheme. By engaging in these transactions, the Defendants not only expanded their financial misconduct but also exploited real estate as a vehicle to further conceal their illicit activities. These actions were designed to amplify the financial and reputational harm inflicted upon the Plaintiffs while solidifying the interconnectedness of the Defendants' RICO enterprise.

352. Furthering their enterprise's objectives, Defendants engaged in fraudulent real estate transactions. These actions included manipulated transfers and sham purchase agreements aimed at deceiving third parties and unlawfully seizing control over properties. Through these transactions, Defendants defrauded Plaintiffs of valuable assets, undermining legitimate ownership claims and inflating their financial gain.

353. In late 2023, R.G. Brownell procured a written consulting agreement signed between Alpha Carta and the BNW. The BNW abruptly terminated its consulting engagement just as these frauds were being investigated, on or about February 8, 2024. The termination of this consulting relationship did not dismantle the fraudulent enterprise but instead signaled a transition where additional parties, including Whinnery and other entities, continued and intensified the orchestrated schemes.

354. Defendant Whinnery, a convicted felon and resident of Williamson County, Texas, met Defendant R.G. Brownell in prison. Following their release, Whinnery worked closely with R.G. Brownell.

355. R.G. Brownell, as part of BNW's consulting engagement with 60 Degrees and Alpha Carta, conducted business through various entities and corporate alter-egos, such as Katunigan. Upon information and belief, Katunigan is a Texas corporation that Whinnery used to facilitate and obscure financial transactions related to the fraudulent real estate and asset schemes.

356. Defendant Sasaginnigak, f/k/a Overall Builders, is a Texas limited liability company. Upon information and belief, Whinnery and R.G. Brownell were key members of

Overall Builders. This entity was utilized to further the fraudulent transactions, including deceptive real estate deals and misrepresented contracts.

357. Defendant Global Partners, a Delaware limited liability company, involved parties including Springett and Tailwind. It was leveraged as a vehicle to move and conceal assets, contributing to the layered financial maneuvering that supported the fraudulent schemes.

358. Defendant Smith, a United States citizen residing in Georgetown, Grand Cayman, Cayman Islands, served as a director of various entities within the Family Office Trust Structure, including Prairie Trust., Yorkville, and 60 Degrees Group SEZC, Ltd. He held fiduciary roles until his removal in late 2021 for breach of trust and financial misconduct. Smith's involvement did not cease after his dismissal; instead, he shifted to managing Rockwater, a key player in continuing fraudulent schemes that spanned multiple jurisdictions and reinforced the broader strategy to misappropriate and conceal assets.

359. Smith engaged in embezzling trust funds within the Cayman Islands, misrepresenting the nature of his financial maneuvers to conceal misconduct from the beneficiaries and stakeholders. These actions included an unauthorized purchase of a luxury vehicle and self-dealing incidents that benefited Smith's personal interests at the expense of trust assets, violating his fiduciary obligations and eroding the trust's financial stability.

360. Smith's employment with 60 Degrees was terminated, and he was removed as a director from all of the entities in the Family Office Trust Structure for systematic self-dealing, breach of trust, and financial misconduct on or about December 31, 2021.

361. In 2023, Smith orchestrated a sophisticated scheme under the guise of the Rockwater initiative, deliberately inflating asset values and presenting fictitious high returns to mislead investors and attract new investments. Concurrently, he engineered a fraudulent transfer scheme related to the St. Barth's Property, coordinating with other parties to misrepresent ownership and conceal financial obligations, thereby misleading stakeholders about the property's true financial status.

362. Smith employed social engineering tactics to manipulate corporate processes, leveraging confidential information to deceive others and construct fraudulent financial frameworks. This included fabricating and backdating key documents to legitimize unauthorized transactions and secure personal gains, which undermined the integrity of internal controls and misrepresented the financial standing of related entities.

363. Smith facilitated unauthorized high-interest loan arrangements, which were

strategically structured to prompt defaults and eventual asset forfeiture, impacting the beneficiaries' assets and defrauding Alpha Carta in its capacity as a creditor of other entities in the Family Office Trust Structure. He also redirected funds from legitimate projects under false pretenses, channeling them into complex transactions to benefit Rockwater and to obscure the origins of misappropriated assets.

364. Smith played a central role in conceiving and executing unauthorized financial transfers that spanned multiple jurisdictions, employing covert partnerships and unreported interests in offshore entities to evade detection. These maneuvers supported a broader strategy of misappropriating assets while leveraging international financial frameworks to shield fraudulent gains.

365. Defendant R.J. Brownell is a citizen of the State of Illinois, a resident of Cook County, and the son of Defendant R.G. Brownell.

366. Defendant Mack, an attorney licensed in Illinois, was a lawyer for BNW. However, throughout these interactions, Mack knowingly misrepresented to others that he was the attorney for Green Sapphire, Breakers, and Alpha Carta, in furtherance of the operations of the racketeering enterprise, led by R.G. Brownell and involving the BNW, Whinnery, Smith, and other associated wrongdoers.

367. In furtherance of this racketeering enterprise's scheme, Mack misrepresented the status of negotiations, prepared documents to support fraudulent activities, obtained signatures that he knew or should have known were unauthorized, recorded documents improperly, and engaged in money laundering through his IOLTA account to conceal the proceeds of unlawful activities.

368. At all times relevant, Mack acted under the direct instruction of R.G. Brownell, maintaining his office in the same Northbrook, Illinois building as BNW to coordinate and further the activities of the racketeering enterprise.

369. Mack submitted fraudulent and/or inflated invoices to BNW, which facilitated payments and, through a complex scheme of invoice bundling, secured reimbursement from Terra Carta or related entities. This scheme often involved the unauthorized siphoning of funds from Mack's IOLTA account, constituting a pattern of racketeering activity as defined under RICO statutes.

370. In furtherance of their racketeering enterprise, Defendants engaged in fraudulent real estate transactions, including a manipulated \$250,000 transfer to Heritage Title Company

as part of a sham purchase agreement. This transaction was intended to deceive third parties and maintain control over property assets.

371. Defendants falsely claimed ownership and attempted to mortgage properties in which they held no valid interest, using sham agreements to mislead Plaintiffs and other stakeholders. This misrepresentation was part of a calculated strategy to create a façade of legitimacy around their fraudulent activities.

372. Defendants used the extensive Family Office Trust Structure, including holding companies and special purpose entities (SPEs), to funnel and conceal assets. By creating layers of ownership and control, Defendants were able to shield assets from legal scrutiny, damaging the financial integrity of 60 Degrees USA and its beneficiaries.

373. In January 2024, Cicoski caused Terra Carta and its subsidiary, High Ridge Development LLC, to transfer 340 acres of Austin property, originally valued at over \$78 million, to OP Highridge for approximately \$39 million. This transfer, executed without reasonably equivalent value, significantly impaired the financial solvency of Terra Carta and the High Ridge Development LLC entities.

374. Defendant Mack drafted and facilitated the execution of a fraudulent release and waiver on behalf of Terra Carta, relinquishing valuable claims against Defendants Endeavor Real Estate and Cerco which further depleted Terra Carta's financial resources and left it insolvent. The waiver was executed without receiving adequate consideration, worsening Terra Carta's financial position.

375. Defendants, including Mack, orchestrated these transfers without the approval of beneficial owners, making it impossible for Plaintiffs to recover owed amounts. This depletion of assets left Terra Carta with insufficient capital to meet its obligations and maintain its business operations.

376. Plaintiff Alpha Carta seeks to void the fraudulent transfers and recover the transferred assets or their equivalent monetary value, arguing that the lack of fair consideration and the resulting insolvency constitute grounds for recovery under the Uniform Fraudulent Transfer Act (UFTA) as enacted in relevant states.

377. Defendants Whinnery, R.G. Brownell, and Mack knowingly executed a fraudulent Purchase and Sale Agreement for the sale of 340 acres in Austin, Texas, to a shell entity, Defendant OP Highridge, for significantly less than its market value. The purpose of this transaction was to hinder, delay, or defraud Plaintiff Alpha Carta from collecting on its claims.

378. The Defendants furthered their enterprise by engaging in fraudulent real estate transactions, including manipulated property transfers and sham purchase agreements designed to deceive stakeholders and unlawfully seize control of valuable assets. Notable examples include a \$250,000 manipulated transfer to Heritage Title Company and the undervalued sale of 340 acres of Austin property, worth over \$78 million, for only \$39 million. These actions, executed without fair consideration, severely impacted Terra Carta's financial solvency. Key individuals, such as Mack and R.G. Brownell, orchestrated these transactions, leveraging their control over corporate governance and misrepresenting property ownership. The Defendants' use of complex trust structures and layered entities concealed true ownership and shielded assets from legal scrutiny, undermining the Plaintiffs' ability to recover assets and maintain financial integrity.

379. The Defendants' fraudulent real estate transactions were not an isolated endpoint but a significant element of their evolving enterprise. By leveraging these transactions to obscure illicit financial activity, the Defendants set the stage for more sophisticated methods of fraud. Their scheme expanded further into the realm of unauthorized access and digital fraud, where they exploited technological vulnerabilities to misappropriate assets and perpetuate harm against the Plaintiffs. This shift to digital misconduct reflects the adaptive and calculated nature of the Defendants' coordinated efforts.

VIII. Misappropriation through Unauthorized Access and Digital Fraud

380. The Defendants' activities involving unauthorized access and digital fraud represent the latest evolution in their broader scheme. Utilizing advanced technological methods, the Defendants infiltrated systems and gained unauthorized access to critical assets, enabling them to misappropriate funds and further conceal their illicit operations. These actions not only amplified the harm inflicted upon the Plaintiffs but also reinforced the interconnected nature of the Defendants' RICO enterprise by integrating digital fraud into their overarching strategy.

381. Defendants unlawfully accessed Plaintiffs' computer systems to steal proprietary information, disrupt operations, and further their fraudulent scheme. This unauthorized digital access violated multiple provisions of the Computer Fraud and Abuse Act (CFAA), including 18 U.S.C. § 1030(a)(2)(C) for unauthorized access to obtain information and 18 U.S.C. § 1030(a)(4) for accessing with the intent to defraud. These acts are also predicate offenses under the Racketeer Influenced and Corrupt Organizations Act (RICO), contributing to predicate acts of wire fraud and digital fraud, thereby causing significant financial and operational harm to

Plaintiff.

382. Defendant Whinnery accessed Plaintiffs' protected computer systems without authorization to obtain confidential and proprietary information. This unauthorized access furthered fraudulent schemes, including the acquisition of business-critical data such as customer information, internal communications, and financial records. These actions were part of a sustained pattern from 2021 to 2024, supporting the continuous nature of racketeering activity required under 18 U.S.C. § 1961.

383. Defendant R.G. Brownell a/k/a "Bigelow" directed activities utilizing stolen digital credentials to facilitate unauthorized access to Plaintiffs' systems. This access enabled the manipulation of Plaintiffs' business records and digital platforms, resulting in disrupted operations and misrepresentations in Plaintiffs' business dealings. These acts constitute violations of 18 U.S.C. § 1030(a)(4) and contribute to wire fraud under 18 U.S.C. § 1343.

384. Defendant Mack provided technical support for unauthorized access and the manipulation of Plaintiffs' digital infrastructure. His involvement included configuring and maintaining access channels for other Defendants, enabling them to exploit Plaintiffs' computer systems and gain unauthorized control over sensitive data without detection. This facilitation was essential to the enterprise's scheme to disguise the source and purpose of their fraudulent activities, directly linking to the RICO enterprise.

385. Defendants collectively accessed Plaintiffs' computer systems with the intent to defraud Plaintiffs and third parties. This included misappropriating digital credentials and using stolen data to conduct unauthorized transactions and manipulate the Plaintiffs' internal records. These acts were part of the Defendants' concerted effort to conceal fraudulent activities and the true scope of their enterprise operations, further contributing to predicate acts of wire fraud under RICO.

386. As a direct result of Defendants' unauthorized access and related activities, Plaintiffs incurred damages exceeding \$5,000 within a single year, as detailed in 18 U.S.C. § 1030(c)(4)(A)(i)(I). These damages included costs associated with investigating the breaches, implementing enhanced security measures, and recovering lost data. The disruption of Plaintiffs' business and the permanent loss of proprietary information constituted significant financial harm, exacerbating Plaintiffs' operational difficulties and impeding ongoing business initiatives.

387. Defendants republished baseless allegations from the Susan Essex Complaint

across multiple websites, including a site registered on September 11, 2023, and another launched in January 2024. These websites prominently featured defamatory and false statements about Plaintiff Wolfe, intending to damage his personal and professional reputation. This act of digital fraud also served to mislead third parties, contributing to further financial and reputational harm under 18 U.S.C. § 1962(c).

388. Defendants coordinated the dissemination of defamatory content with malicious intent, employing techniques such as "doxing" to publish Plaintiff Wolfe's personal information and incite harassment. This strategy aimed to tarnish Wolfe's professional image within the Family Office Trust Structure and dissuade potential partners from engaging with Plaintiff, further illustrating Defendants' use of digital platforms for extortion and reputation damage as part of their RICO activities.

389. Investigations linked the IP addresses and contact information used for the Susan Essex Complaint and the defamatory websites to Defendants Looper and Whinnery. This provided concrete evidence of their direct involvement in the publication and dissemination of false statements, supporting claims of wire fraud and digital fraud under 18 U.S.C. §§ 1343 and 1962.

390. Defendants engaged in unauthorized access to Plaintiffs' computer systems, violating the Computer Fraud and Abuse Act (CFAA) and contributing to predicate acts under RICO. Key perpetrators, including Whinnery and R.G. Brownell, accessed confidential information and manipulated business records, causing significant operational disruptions and financial harm. Mack facilitated this digital breach by maintaining unauthorized access channels, enabling continuous exploitation of the Plaintiffs' systems. Additionally, Defendants disseminated defamatory content through various online platforms, harming Plaintiff Wolfe's reputation and deterring potential partnerships. This coordinated effort, including doxing and digital harassment, underscores the Defendants' intent to use digital tools for fraud, extortion, and reputation damage, resulting in substantial financial losses and operational setbacks for Plaintiffs.

391. The Defendants' use of unauthorized access and digital fraud underscored their willingness to exploit vulnerabilities for personal gain. However, this digital misconduct was not limited to external breaches; it also involved exploiting trusted positions within the Plaintiffs' organizational structure. A prime example of this is Smith's breach of fiduciary duties, where he leveraged his insider role to advance the Defendants' schemes, enabling

further misappropriation and deepening the harm inflicted upon the Plaintiffs.

IX. Smith's Breach of Fiduciary Duties

392. Smith's breach of fiduciary duties was a critical component of the Defendants' coordinated scheme. By exploiting his position of trust within the Plaintiffs' organizational framework, Smith facilitated unauthorized transactions, misused sensitive information, and enabled further fraudulent activities. These breaches were not isolated incidents but integral to the Defendants' broader strategy to undermine the Plaintiffs' financial stability and operational integrity.

393. Plaintiffs entrusted Smith with fulfilling his fiduciary duties as Chief Financial Officer of the Family Office Trust Structure and as a director for various entities within the Family Office Trust Structure, including Green Sapphire and Breakers. Additionally, Smith owed fiduciary duties to Plaintiff Prairie Trust, in its capacity as Trustee of the Alpha Carta Trust.

394. Defendant Smith, as former Chief Financial Officer, trustee, and director within the Family Office Trust Structure, held fiduciary and confidentiality obligations that extended beyond the duration of his formal employment and roles. These duties, owed to the entities, included the duty to refrain from disclosing or misusing any confidential, proprietary, or strategic information acquired during his tenure. By virtue of his previous positions, Smith possessed sensitive, non-public information regarding the entities' assets, investments, and strategic plans, entrusted to him with the expectation of continued discretion and loyalty.

395. Despite his removal as CFO, trustee, and director, Defendant Smith's duties of confidentiality, loyalty, and fiduciary responsibility did not cease upon his departure but remained enforceable thereafter. The misuse and unauthorized disclosure of this information for Smith's pecuniary interest constitutes a breach of these enduring fiduciary duties, contributing to a pattern of racketeering activity as part of a civil RICO enterprise, causing significant harm to the entities.

396. Defendant Smith, while acting in a position of trust, wrongfully used confidential information obtained from his fiduciary position to facilitate the corporate infiltration of the Family Office Trust Structure and related entities. Smith disclosed sensitive trust and financial data to unauthorized third parties, including Matthews, Holden, R.G. Brownell, and Mack, enabling them to manipulate internal structures and exploit weaknesses for their own benefit. This disclosure constituted an act of corporate espionage that supported further misappropriation of assets and was integral to the execution of the RICO scheme, which damaged the Plaintiffs'

competitive standing.

397. Payments issued by Plaintiffs were made in response to Defendants' manipulation of financial records and submission of false documentation, leading to unjust enrichment. This manipulation was a component of the broader racketeering scheme aimed at extracting financial benefits from Plaintiffs' entities through deception and fraudulent invoicing.

398. Defendants continue to retain these financial benefits without providing any lawful justification for the funds received. These benefits were obtained at Plaintiffs' expense, and the Defendants' retention of these amounts, gained through fraudulent conduct as part of the racketeering enterprise, results in their unjust enrichment under the circumstances.

399. Manipulating financial records and submitting fraudulent invoices facilitated embezzlement through entities such as BNW and Katunigan, resulting in significant financial harm to Plaintiffs and reinforcing the continuity of the RICO enterprise.

400. Payments made by Plaintiffs to BNW were based on falsified documentation, unjustly enriching the racketeering enterprise at the expense of Plaintiffs. The racketeering enterprise retained these benefits without lawful justification, exemplifying a betrayal of trust that has destabilized the financial foundation of the Family Office Trust Structure.

401. Smith's breach of fiduciary duties was a key element of the Defendants' broader scheme, enabling them to exploit internal systems and relationships for personal gain. However, this misconduct was further compounded by deliberate efforts to conceal assets and obstruct financial recovery. By strategically hiding assets and impeding the Plaintiffs' attempts to reclaim misappropriated funds, the Defendants ensured that the harm caused by these breaches would persist and escalate.

X. Asset Concealment and Obstruction of Financial Recovery

402. The concealment of assets and obstruction of financial recovery represents one of the most insidious elements of the Defendants' enterprise. By employing complex schemes to hide misappropriated funds and hinder recovery efforts, the Defendants ensured the continued financial harm of the Plaintiffs. These actions not only demonstrate their calculated intent but also underscore the interconnected nature of their fraudulent activities, which combined to obstruct justice and evade accountability.

403. Defendants employed additional corporate alter-egos such as Defendants Katunigan and Terrace Shores to issue fictitious invoices and batch reimbursement requests, creating a layered and obfuscated process for concealing misappropriated funds. This

systematic use of corporate shells furthered the Defendants' racketeering activities.

404. In an effort to intimidate and silence opposition, Defendants filed a fraudulent lawsuit under the alias "Susan Essex," aimed at discrediting a key Plaintiff's director through defamatory allegations. This lawsuit exemplifies the Defendants' use of legal processes as tools for extortion, seeking to coerce favorable settlements.

405. In August 2022, under the alias "Susan Essex," Defendant Whinnery filed a fraudulent complaint in DuPage County, Illinois, falsely accusing Plaintiff Wolfe of engaging in illicit and defamatory acts. This complaint was dismissed for want of prosecution but was later used as a foundation for subsequent defamatory publications.

406. Defendants maintained a pattern of negligent supervision and lack of oversight by employing individuals with known histories of fraud, including R.G. Brownell. By retaining individuals with a demonstrated propensity for fraudulent conduct, Defendants enabled repeated fraudulent acts within the Family Office Trust Structure, further harming Plaintiffs.

407. Plaintiffs are entitled to restitution from Defendants, requiring them to disgorge all funds and assets obtained through the fraudulent activities described above. The establishment of a constructive trust over wrongfully obtained assets is necessary to ensure the recovery of funds that Defendants unjustly retain at Plaintiffs' expense.

408. As a direct and proximate result of Defendants' actions, Plaintiffs suffered financial harm, including significant business interruptions, investigatory expenses, and losses exceeding \$5,000,000. These losses arose from the conversion of both funds and critical business records needed for operations and financial reporting.

409. Defendants utilized corporate alter-egos, such as Defendants Katunigan and Terrace Shores, to conceal the misappropriation of funds through fictitious invoicing and complex reimbursement processes. This deliberate obfuscation furthered their racketeering activities. To silence dissent and intimidate key stakeholders, Defendants filed a fraudulent lawsuit under the alias "Susan Essex," accusing Plaintiff Wolfe of defamatory and illicit acts. Despite being dismissed, this lawsuit fueled subsequent defamatory efforts to damage reputations and disrupt the Plaintiffs' operations. Additionally, negligent supervision and the employment of individuals with known fraudulent histories, like R.G. Brownell, perpetuated these schemes. Plaintiffs seek restitution and the establishment of a constructive trust to recover wrongfully obtained assets, highlighting significant financial and operational losses exceeding \$5 million due to the conversion of critical funds and records.

410. The concealment of assets and obstruction of financial recovery were not merely independent acts of misconduct but integral components of the Defendants' broader racketeering enterprise. These deliberate efforts to obscure the origins and locations of misappropriated funds, combined with the obstruction of recovery attempts, exemplify the calculated and continuous nature of their unlawful activities. Together, these actions reveal a sustained pattern of racketeering that underpins the Defendants' overarching criminal enterprise.

XI. Pattern of Racketeering Activity and Predicate Acts

411. The Defendants' pattern of racketeering activity is evident through the interconnected and continuous nature of their fraudulent schemes. From asset concealment and obstruction of financial recovery to a series of predicate acts encompassing fraud, extortion, and digital misconduct, their actions demonstrate a deliberate and coordinated enterprise. This pattern reflects a calculated strategy to defraud the Plaintiffs, evade accountability, and perpetuate the harm inflicted upon them.

412. The Defendants' activities, spanning from 2021 to 2024, demonstrate a consistent and organized pattern of racketeering, with each act contributing to the enterprise's goal of defrauding Plaintiffs and obstructing lawful recovery. These actions, including loan fraud, escrow misappropriations, unauthorized transactions, and defamatory publications, caused Plaintiffs financial harm exceeding \$10,000,000, substantiating a sustained RICO claim.

413. On or about December 28, 2022, Weber Group Management, Inc., ("Weber") purportedly submitted a supposed building inspection report and mold report on the Hale Property (defined below).

414. On or about January 10, 2023, Kissa Capital, LLC ("Kissa"), a real estate investment entity for the law firm of Hunton, Andrews, Kurth ("HAK"), 200 Park Avenue, New York, NY, purportedly wrote a letter to Defendant Mack indicating that it had completed its inspection of the Hale Property, including the estimated cost of remediation. In that letter, Kissa reportedly stated, "Now that we have a cost estimate of the rehab and remediation the number is far more substantial than we originally estimated...Kissa Capital, LLC is terminating the Agreement and requesting a return of the earnest money deposit...Kissa Capital, LLC would consider purchasing the Property in its current condition for an amount equal to \$4,000,000." This ended the "correspondence."

415. All communications between "Kissa" and Plaintiff Yorkville regarding the

proposed “sale” of the Hale Property were relayed to Yorkville through either Defendants Mack or R.G. Brownell.

416. To date, Yorkville’s investigation, which is ongoing, has been unable to determine whether, from whom, or how the earnest money payment of \$50,000.00 from Kissa was deposited or, if deposited, its source and ultimate destination. Despite repeated requests, defendant Mack has failed to supply the relevant information, although he has repeatedly promised to do so at some future unstated date when he finds the time.

417. The “Kissa” Letter of January 10, 2023, attached an estimate for asbestos remediation dated August 13, 2022, with a purported expiration date of August 27, 2022, addressed to Yorkville from R.J. Brownell—R.G. Brownell’s son—of “Overall Builders.”

418. Therefore, the purported August 2022 remediation estimate was generated over four months before Kissa’s alleged inspection, and several weeks before R.G. Brownell introduced Kissa to Yorkville as a potential buyer for the Hale Property.

419. The Overall Builders report estimated remediation of asbestos, lead based paint, and mold would cost \$342,000.00.

420. Among other predicate acts, Defendants interfered with a project involving the U.S. Tennis Association (USTA). Terra Carta (Green Sapphire’s subsidiary) had positioned itself to secure a transformative business opportunity by potentially hosting the USTA Regional Headquarters on its 300-acre property located near Austin, Texas (the “Austin Property”). This project was critical to Terra Carta’s long-term strategy, offering substantial economic and strategic benefits, including the creation of a national sports destination, a catalyst for local development, and a hub for sports tourism.

421. Defendants, through a coordinated scheme of corporate espionage, engaged in the theft of confidential trade secrets and business information belonging to Plaintiffs, including critical GPS data and strategic information about the USTA Regional Headquarters project. This proprietary information was essential for the Plaintiffs’ competitive positioning and future business opportunities.

422. Defendants deliberately undermined Plaintiffs' USTA Regional Headquarters project, a highly valuable business opportunity, by gaining control of the Austin Property using fraudulently acquired information. This act deprived the Plaintiffs of the economic benefits that would have arisen from establishing the property as a national sports destination, thereby causing significant financial and reputational harm.

423. Defendant Mack participated in drafting fraudulent letters of intent and contracts from his Illinois office, which misrepresented the sale of the Austin Property to an unrelated third party at a substantially lower value. This fraudulent transaction caused the Plaintiffs to lose not only the property's market value but also strategic business opportunities tied to its development.

424. In addition, Defendants engaged in creating defamatory websites and disseminating false information about Plaintiff's key business leaders, particularly targeting Wolfe. This misinformation campaign aimed to damage Plaintiff's business relationships, dissuade potential partners, and disrupt ongoing negotiations.

425. Defendants created counterfeit earnest money deposits to obscure the fraudulent nature of the transaction and to misappropriate funds. This misrepresentation to third parties enabled the sale of the property at a fraction of its appraised value, directly harming Plaintiff's financial interests.

426. Cicoski caused Terra Carta to grant a release and waiver of claims against Endeavor Real Estate and related parties, knowing that Terra Carta was insolvent at the time or became insolvent as a result. This release was granted without adequate compensation, depriving Plaintiff of a valuable asset without receiving equivalent value in return.

427. As a direct and proximate result of these fraudulent transfers, Plaintiff Alpha Carta suffered substantial financial losses, including the depletion of assets, loss of valuable claims, and impairment of Alpha Carta's ability to collect on its debt.

428. The Defendants' actions from 2021 to 2024 exemplify a sustained and coordinated pattern of racketeering activity aimed at defrauding Plaintiffs and obstructing lawful asset recovery. This scheme included fraudulent property sales, unauthorized transactions, the submission of counterfeit documents, and the misappropriation of funds. Key acts involved falsified asbestos and mold remediation reports, misuse of corporate entities for asset diversion, and the deliberate undermining of strategic business opportunities, such as the USTA Regional Headquarters project. Defendants also engaged in defamatory campaigns and digital espionage, stealing confidential trade secrets to gain competitive advantages. The culmination of these predicate acts under RICO, including wire fraud and digital fraud, resulted in substantial financial harm and asset depletion for Plaintiff Alpha Carta, exceeding \$10 million in losses and impairing its ability to recover debts.

429. The Defendants' pattern of racketeering activity and predicate acts reveals a meticulously coordinated effort to inflict widespread harm on the Plaintiffs. These interconnected

schemes, marked by fraud, obstruction, and asset concealment, have collectively caused significant financial, operational, and reputational damage. The cumulative impact of these actions underscores the gravity of the harm inflicted upon the Plaintiffs and serves as a foundation for quantifying the damages they have sustained.

XII. Summary of Damages to Plaintiff

430. The damages inflicted upon the Plaintiffs by the Defendants’ coordinated racketeering enterprise are extensive and multifaceted. These include substantial financial losses, operational disruptions, reputational harm, and the incurrence of significant investigative and legal costs. This summary outlines the full scope of damages suffered by the Plaintiffs as a direct result of the Defendants’ fraudulent activities, emphasizing the need for comprehensive restitution and relief.

431. Financial Losses: Plaintiff suffered substantial financial losses as a direct and proximate result of Defendants' coordinated fraudulent activities. These losses include the misappropriation of funds, unauthorized wire transfers, and fraudulent loan arrangements, which collectively amount to millions of dollars in damages.

432. Business Disruptions: Defendants' actions significantly disrupted Plaintiffs’ business operations. Unauthorized access to Plaintiffs’ systems, manipulation of records, and the diversion of corporate funds hindered essential functions, causing operational delays, project interruptions, and a substantial depletion of resources needed for ongoing and future business ventures.

433. Reputational Harm: Defendants engaged in defamatory actions aimed at damaging Plaintiffs’ reputations within the business community and with potential partners. This reputational harm has not only strained the Plaintiffs’ relationships with key stakeholders but has also limited future opportunities, reducing the Plaintiffs’ market competitiveness and business standing.

434. Investigative and Security Costs: Plaintiffs incurred substantial costs to investigate the breadth of Defendants' scheme, secure its digital infrastructure, and recover proprietary information compromised by Defendants’ unauthorized access. These costs include expenses for forensic analysis, legal investigations, and enhanced security measures to protect against future misconduct.

435. Cumulative Impact on Plaintiffs: The collective impact of Defendants' actions has had a devastating effect on Plaintiffs’ financial position, operational stability, and reputation.

These damages are inextricably linked to the Defendants' pattern of racketeering activity and other predicate acts as described under RICO, and Plaintiffs seek compensation, including treble damages, attorney fees, and injunctive relief, to remedy the extensive harm caused.

436. Plaintiffs suffered significant financial and operational harm due to Defendants' coordinated fraudulent activities. Financial losses include the misappropriation of funds, unauthorized wire transfers, and fraudulent loan arrangements, totaling millions of dollars. Business operations were severely disrupted by unauthorized access, record manipulation, and fund diversions, leading to project delays and resource depletion. Additionally, Defendants' defamatory actions caused reputational damage, straining relationships with stakeholders and limiting future opportunities. The Plaintiffs also incurred substantial investigative and security costs to uncover the extent of the scheme and bolster defenses against future misconduct. The cumulative impact of these actions has destabilized Plaintiffs' financial position, operational integrity, and market reputation, warranting compensation, including treble damages, attorney fees, and injunctive relief under RICO provisions.

437. The extensive damages suffered by the Plaintiffs underscore the pervasive and deliberate nature of the Defendants' coordinated enterprise. These harms, encompassing financial, operational, and reputational losses, did not arise from isolated incidents but from a carefully orchestrated scheme. To fully understand the breadth of this enterprise, it is essential to examine the overarching fraudulent framework through which the Defendants executed their unlawful activities.

XIII. Overview of Defendants' Coordinated Fraudulent Scheme

438. The Defendants' fraudulent scheme was meticulously planned and executed, encompassing a range of interconnected activities designed to defraud the Plaintiffs and obscure their misconduct. This overview provides a comprehensive analysis of the scheme, detailing the methods employed, the coordination among the Defendants, and the overarching intent to undermine the Plaintiffs' financial and operational stability.

439. Defendants engaged in a systematic scheme involving coordinated acts of fraud, encompassing loan fraud, escrow fraud, and defamation, among others. This network operated as a continuous unit, organized to defraud Plaintiff and prevent lawful asset recovery. The enterprise's structure allowed each Defendant to contribute to a unified objective, using specialized roles to execute their fraudulent schemes.

440. Beginning on or about February 2024, Plaintiffs discovered a series of fraudulent

schemes in which Defendants R.G. Brownell, Smith, Rockwater, Springett, Tailwind, Looper, Proton Green, Mack, Salazar, and Whinnery, as well as their related entities and others working at their behest, conspired among themselves and conceived of a plan to systematically loot money and property of Plaintiffs by means of fraud, money laundering, breach of fiduciary duty, abuse of process, identity theft, cyber harassment, fraudulent sales, fictitious lawsuits, and other wrongful conduct.

441. By these schemes, the Defendants (a) created a purchase contract with a fake purchaser; (b) falsified an asbestos report related to this property; (c) filed a fictitious lawsuit falsely alleging sex crimes filed with the Illinois Circuit Court; (d) published their fictitious Complaint on multiple websites with the intent to weaponize the Illinois judicial system; (e) set up a false claim for control of two parcels of real estate located in St. Barth's; and (f) set up false loans or loans whose proceeds were received by one or more of the Defendants.

442. This is an integrated, ongoing scheme orchestrated by ex-convicts, officers terminated for misconduct, and their allies working in concert for a common purpose.

443. Plaintiff Wolfe is an experienced financial services professional and citizen of DuPage County, Illinois, with a decades-long professional association with Co-Plaintiffs.

444. Plaintiff Yorkville, is a Delaware limited liability company with its principal place of business in Wheaton, Illinois. It is owned by the Prairie II Trust, a Cayman Islands Trust. Its beneficiaries are the same as the beneficiaries of the Petro Carta Trust. Plaintiff Prairie Trust is the Trustee of the Prairie II Trust.

445. Defendants engaged in a coordinated scheme involving multiple acts of fraud, including loan fraud, escrow fraud, bank fraud, assignment fraud, mortgage fraud, money laundering, obstruction of justice, and defamation. Each of these acts constituted a predicate act under 18 U.S.C. § 1961(1) and was part of a broader effort to defraud Plaintiff and prevent lawful recovery of assets.

446. On or about March 15, 2023, Defendant R.G. Brownell, using his position within BNW, orchestrated an interstate wire transfer of more than \$500,000.00 from an Illinois-based account under the control of Yorkville to an offshore account in the Cayman Islands. This transfer, facilitated without board authorization or legitimate business purpose, was intended to obscure the funds' origin and deprive Plaintiffs of rightful control over assets. Through email communications on March 10, 2023, R.G. Brownell misrepresented the nature of this transaction as a 'consulting fee,' providing false invoices to conceal the misappropriated funds. This illustrates the bribery and

inducement scheme orchestrated by R.G. Brownell, who used various corrupt tactics to achieve his aims. R.G. Brownell's methods included offering bribes and engaging in illicit inducements such as property theft and arranging kickbacks, all carefully designed to manipulate outcomes in his favor.

447. Defendants utilized an IOLTA trust account to facilitate their scheme, routing and rerouting funds through it to obscure their fraudulent origins and disguise the nature of transactions. Defendant Mack's use of the IOLTA account served to conceal the financial activities of the enterprise and prevent detection.

448. The Defendants' coordinated actions, including communication, coordination meetings, and systematic execution of their roles, allowed the enterprise to operate as a continuous, organized unit. The Defendants' cooperation and directed resources enabled them to execute fraudulent acts with precision, furthering their scheme to defraud Plaintiff and obstruct lawful financial recovery efforts.

449. The Defendants' activities spanned from 2021 to 2024, demonstrating a sustained pattern of racketeering activity as defined under 18 U.S.C. § 1961(5). This pattern of related predicate acts, all committed in furtherance of the enterprise's fraudulent objectives, shows a deliberate and coordinated scheme aimed at defrauding Plaintiff, obstructing lawful collection efforts, and protecting the enterprise's assets.

450. The predicate acts, including fraudulent loan arrangements, escrow misappropriations, unauthorized transactions, and defamatory lawsuits, were causally connected to Plaintiff's injuries. These actions contributed to Plaintiff's financial losses exceeding \$10,000,000, which included reputational damage, business disruption, and a substantial loss of goodwill.

451. The Defendants orchestrated a complex and continuous scheme from 2021 to 2024, marked by systematic acts of fraud, including loan fraud, escrow manipulation, and defamation. This sophisticated operation, involving ex-convicts and individuals with professional misconduct records, aimed to defraud Plaintiffs and obstruct lawful asset recovery through an array of fraudulent practices, such as falsified legal documents and unauthorized financial transactions. Utilizing an IOLTA trust account to obscure financial activity, the Defendants effectively concealed the origins and destinations of misappropriated funds. This pattern of coordinated racketeering activity led to over \$10 million in damages for Plaintiffs, encompassing financial loss, reputational harm, and significant business disruption.

All Defendants

452. Plaintiff incorporates by reference each and every preceding paragraph as though fully set forth herein.

453. This claim arises under the Racketeer Influenced and Corrupt Organizations Act (RICO), 18 U.S.C. § 1962(c), which prohibits conducting or participating, directly or indirectly, in the conduct of an enterprise's affairs through a pattern of racketeering activity. Defendants engaged in a scheme involving multiple, continuous acts of fraud, including loan fraud, escrow fraud, bank fraud, assignment fraud, mortgage fraud, money laundering, obstruction of justice, and defamation—all of which are predicate acts under 18 U.S.C. § 1961(1).

454. At all relevant times, each Defendant qualifies as a "person" within the meaning of 18 U.S.C. § 1961(3) and was capable of holding a legal or beneficial interest in property.

455. Defendants R.G. Brownell, Whinnery, Mack, BNW, Global Capital, Proton Green, Smith, Rockwater, and other known and unknown co-conspirators formed an enterprise under 18 U.S.C. § 1961(4). This enterprise operated as an association-in-fact, structured with distinct roles, a hierarchy, and defined functions that allowed the Defendants to collectively execute and maintain their fraudulent scheme. The shared purpose of this enterprise was to defraud Plaintiff and other victims through complex financial maneuvers, deceptive property transfers, and digital impersonations, thereby obstructing Plaintiff's ability to collect on claims and recover losses.

456. The enterprise functioned with a clear structure and designated roles among Defendants, which allowed for coordinated and sustained criminal activity. Specifically:

- a. Defendant R.G. Brownell acted as the financial coordinator, overseeing the direction of funds within the enterprise and organizing multiple fraudulent loan agreements. His role included fabricating terms and orchestrating misrepresentations to financial institutions to induce reliance and secure fraudulent financing;
- b. Defendant Whinnery, using various aliases, managed the transfer and concealment of funds through layers of transactions. He was responsible for falsifying documents and providing misleading information to escrow agents and investors, which concealed the enterprise's activities from oversight and accountability;

- c. Defendant Mack served as the intermediary and logistics manager for the enterprise's financial operations. He facilitated the obscuring of identities and the movement of funds through layered and circular transfers, providing a crucial mechanism for the Defendants to disguise the true nature and destination of fraudulent proceeds; and
- d. Defendants BNW, Global Capital, Proton Green, and other affiliated entities acted as instrumental vehicles for laundering the proceeds of the fraudulent schemes and concealing the enterprise's operational reach. These entities were strategically established and utilized to ensure a seamless flow of illicit gains while shielding Defendants from direct liability.

457. To further their fraudulent objectives, the Defendants engaged in regular communication, coordination meetings, and systematic execution of assigned roles. The enterprise operated as a continuous, organized unit that presented an ongoing threat of future racketeering activity. By consistently directing resources, generating false documentation, and coordinating complex transfers across jurisdictions, the enterprise was able to execute each fraudulent act with precision and evade detection. The Defendants exhibited clear cooperation, with each member acting in furtherance of the enterprise's unified purpose to defraud Plaintiff and undermine lawful financial recovery efforts.

458. Between 2021 and 2024, Defendants engaged in a sustained pattern of racketeering activity as defined under 18 U.S.C. § 1961(5), involving numerous related predicate acts, all of which were committed in furtherance of the enterprise's fraudulent objectives. This pattern, spanning multiple years, demonstrates a deliberate and coordinated scheme aimed at defrauding Plaintiff and protecting the enterprise's assets from lawful collection efforts. The Defendants' actions were not isolated incidents but rather part of a continuous, interconnected series of fraudulent activities intended to hinder, delay, and obstruct Plaintiff's ability to recover its rightful claims.

459. The predicate acts constituting this pattern include:

- a. Loan Fraud: Defendants, led by R.G. Brownell and Whinnery, executed multiple fraudulent loans, including a \$2.9 million loan (the Breakers Loan) in September 2023 by fabricating terms to induce

default, a \$4 million loan with falsified financials on July 26, 2023, and a \$10 million loan (the Green Sapphire Loan) in February 2023 backed by falsified collateral, all designed to facilitate control over Plaintiff's assets.

- b. Escrow Fraud: Whinnery and Mack coordinated the misappropriation of escrow funds by disguising these funds as consulting fees in July 2024, diverting funds for unauthorized purposes in April 2023, and falsifying account statements in January 2024, deceiving stakeholders and concealing the true financial state of the enterprise.
- c. Money Laundering and Fund Transfers: Mack oversaw complex, multi-layered fund transfers, including a \$7.1 million circular transaction in February 2023 and a \$520,000 routing through offshore accounts in July 2024. These transactions further concealed the origins and flow of funds within the enterprise, ensuring the continuity of fraudulent activities while obscuring the paper trail.
- d. Kickbacks and Bribes (18 U.S.C. § 1341, 18 U.S.C. § 1343, 18 U.S.C. § 1956): Defendants funneled disguised bribes as "consulting fees" from 2021 through 2024, securing cooperation in the enterprise's illicit schemes.
- e. Money Laundering (18 U.S.C. § 1956): Defendants conducted complex, multi-layered transfers, including a \$7.1 million circular transaction in February 2023, a \$332,000 follow-up through BNW, and a \$520,000 routing through offshore accounts in July 2024 to obscure the origin and nature of funds.
- f. Wire Fraud (18 U.S.C. § 1343): Defendants repeatedly misclassified and falsified wire transfers, including a \$7.1 million transfer in February 2023 as consulting fees and falsified loan applications in June 2023 to secure financing under fraudulent pretenses.
- g. Bank Fraud (18 U.S.C. § 1344): Defendants misrepresented transaction details to financial institutions, including a manipulated bank transaction in September 2023 and fraudulent financial records in April 2024 to secure loans.

- h. Obstruction of Justice (18 U.S.C. § 1503, 18 U.S.C. § 1512):
Defendants tampered with ownership records on August 7, 2024, filed false court documents on September 13, 2024, and executed a forbearance agreement in June 2024 to delay enforcement actions against the enterprise.
- i. Defamation and Extortion (18 U.S.C. § 875, 18 U.S.C. § 1513):
Defendants initiated a baseless lawsuit under the alias "Susan Essex" on January 3, 2024, disseminating defamatory allegations and sent defamatory emails in September 2024 to coerce settlements.
- j. Interstate and Foreign Travel in Aid of Racketeering (18 U.S.C. § 1952): Defendants executed cross-border fraudulent transactions, including a \$10 million loan transaction with Green Sapphire on February 16, 2023, and additional international transfers in 2024 to support laundering schemes.
- k. Additional Wire Fraud and Money Laundering: From 2023 to 2024, Defendants created circular transfers totaling \$8.6 million to hinder investigation efforts and obscure illicit proceeds.

460. Defendants directly participated in the conduct of the enterprise's affairs by directing, managing, and facilitating fraudulent acts. Each Defendant's participation involved coordinating financial transfers, document falsification, and obstructive actions to ensure a steady flow of illicit gains to enterprise members.

461. The fraudulent acts listed were causally connected to Plaintiff's injuries, as each type of predicate act contributed to Plaintiff's financial losses exceeding \$10,000,000. These losses stemmed from fraudulent loan arrangements, escrow misappropriations, and unauthorized transactions, causing substantial reputational damage, business disruption, and loss of goodwill.

462. Plaintiff was directly and proximately harmed by Defendants' conduct as outlined in 18 U.S.C. § 1964(c) and seeks treble damages for financial harm, recovery of reasonable attorney fees and costs, and injunctive relief prohibiting Defendants from further fraudulent conduct. Plaintiff also requests any additional relief the Court deems just and proper to prevent further harm.

COUNT II - FEDERAL CIVIL RICO CONSPIRACY (18 U.S.C. § 1962(d))

All Defendants

463. Plaintiff incorporates by reference each and every preceding paragraph as though fully set forth herein.

464. This action arises under the Racketeer Influenced and Corrupt Organizations Act (RICO), 18 U.S.C. § 1962(d), which makes it unlawful for any person to conspire to violate the provisions of 18 U.S.C. § 1962(c). Defendants Whinnery, R.G. Brownell (also known as Robert Bigelow), Mack, BNW, Global Capital, Proton Green, Smith, Rockwater, and others conspired to engage in a pattern of racketeering activity, including loan fraud, escrow fraud, bank fraud, assignment fraud, and mortgage fraud, among other predicate acts, all aimed at defrauding Plaintiffs and others through a coordinated enterprise.

465. Beginning no later than August 2021 and continuing through at least June 2024, Defendants knowingly and willfully entered into an agreement to facilitate the operations of a fraudulent enterprise. The purpose of the conspiracy was to violate 18 U.S.C. § 1962(c) by conducting or participating, directly or indirectly, in the affairs of the enterprise through a pattern of racketeering activity. Defendants agreed to collaborate to achieve their unlawful objectives by concealing the true ownership of assets, executing fraudulent financial transactions, falsifying corporate records, and using digital impersonations to deceive third parties.

466. In furtherance of the conspiracy, Defendants committed numerous overt acts, including but not limited to:

- a. Fraudulent Loan Transactions: On September 21, 2021, Defendants orchestrated a fraudulent loan from Kips Bay Select LP to Plateau Carbon, employing misrepresentations and falsified documents to induce reliance by financial institutions. In July 2023, Defendants submitted falsified financial information to secure a \$2.9 million loan (Breakers Loan), misrepresenting financial conditions to induce the loan. On February 16, 2023, Defendants executed a sham \$10 million loan (the Green Sapphire Loan) secured by fabricated collateral in the St. Barths Property, aiming to control and misappropriate Plaintiff's assets.
- b. Manipulation of Corporate Records: On August 13, 2021, Defendants manipulated corporate records to replace directors of Yorkville, disguising their control over corporate assets. Throughout

2023 and 2024, Defendants continued to falsify corporate filings to mislead creditors and regulatory authorities, masking true ownership and control.

- c. Creation of False Legal Documents: In February 2023, Defendants prepared sham collateral documents related to the \$10 million Green Sapphire Loan for the St. Barths Property, intending to deceive financial institutions regarding the security of the loan. Defendants repeatedly prepared falsified escrow account statements and legal documents, misleading stakeholders regarding fund balances and collateral security.
- d. Digital Impersonation: Defendants engaged in digital impersonation of Plaintiff's business operations, misrepresenting their roles and authorities in digital Communications to third parties to manipulate business relationships and fraudulently gain control over Plaintiff's assets.

467. Each Defendant was aware of and knowingly participated in the conspiracy to violate 18 U.S.C. § 1962(c). Defendants understood that their coordinated actions were part of a broader scheme to defraud Plaintiff and utilize the enterprise for illegal activities. Each Defendant knowingly performed or aided in committing multiple predicate acts in furtherance of the conspiracy, including:

- a. Extortion, Defamation-Related Acts, Interstate Mail Fraud, and Hobbs Act Violations (18 U.S.C. §§ 875, 1341, 1513, 1951): Defendants engaged in a systematic and coordinated campaign of extortion and coercion aimed at undermining Plaintiff's business operations and extracting financial concessions. This scheme included filing a fictitious "Susan Essex" lawsuit in August 2022, with the intent to harass, defame, and inflict reputational damage upon Plaintiffs to force settlements under duress. On September 3, 2024, Defendants escalated these efforts by transmitting defamatory and threatening communications through fraudulent accounts, including emails and phone calls that explicitly stated intentions to disseminate false information about Plaintiffs' business dealings

unless substantial payments or compliance with their demands were made. These threats were bolstered by two defamatory websites and an anonymous letter sent to Wolfe in July 2023, the content of which was echoed in posts made on the websites, further amplifying the pressure on Plaintiffs and supporting the scheme's credibility.

- b. Furthermore, Defendants utilized interstate mail to circulate defamatory and fraudulent materials that reached third parties across state lines, amplifying the pressure on Plaintiffs and extending the damaging reach of their extortionate tactics. These actions were part of a calculated strategy to induce fear and compliance, violating the Hobbs Act (18 U.S.C. § 1951), which prohibits robbery, extortion, and conspiracies to commit those crimes that affect interstate or foreign commerce, by seeking to obtain property and financial concessions through coercive means. The conduct demonstrates the coordinated and malicious intent of the racketeering enterprise to exploit Plaintiff's vulnerability, disrupt business stability, and gain unjust financial advantage. The interstate nature of the communications and threats underscores the far-reaching impact on the Plaintiffs' ability to conduct business, fulfill contracts, and maintain a reputable standing across the country.
- c. Loan Fraud (18 U.S.C. § 1344, 18 U.S.C. § 1014): Defendants orchestrated fraudulent loans, including a \$2.9 million loan involving Proton Green on September 7, 2023, intended to induce default and enable asset seizure. They also submitted false financial information to secure a \$4 million loan in July 2023 and executed a sham \$10 million loan (the Green Sapphire Loan) with falsified collateral in February 2023.
- d. Escrow Fraud (18 U.S.C. § 1343, 18 U.S.C. § 1956): Defendants conspired to disguise misappropriated escrow funds as consulting fees in July 2024, diverted escrow funds for unauthorized purposes in April 2023, and provided false escrow account balance information in January 2024 to deceive stakeholders.

- e. Assignment Fraud and Interstate Mail Fraud (18 U.S.C. § 1341, 18 U.S.C. § 1343): In March 2023, Defendants fraudulently assigned interests in Florida Access without proper authorization, using interstate mail to transmit false documents to stakeholders. These mailings misrepresented the ownership and control of assets, deceiving creditors and investors. In June 2024, Defendants engaged in further fraudulent activity by mailing reassigned promissory notes across state lines. In September 2023, they also transferred a lien on the St. Barths Property using mailed documents with fraudulent information to mislead stakeholders.
- f. Kickback Payments (18 U.S.C. § 1341, 18 U.S.C. § 1343, 18 U.S.C. § 1956):
- g. Between 2021 and 2024, Defendants issued and accepted disguised kickbacks totaling approximately \$580,000 to secure cooperation and approvals necessary for the enterprise's fraudulent operations, including payments masked as consulting fees.
- h. Money Laundering (18 U.S.C. § 1956): Defendants engaged in circular fund transfers to obscure funds' origins, such as the \$7.1 million transfer in February 2023, followed by a \$332,000 transfer through BNW. From July 27-31, 2024, they routed \$520,000 through offshore accounts to further conceal illicit proceeds.
- i. Wire Fraud (18 U.S.C. § 1343): Defendants employed wire communications to misrepresent and conceal the nature of transactions. On February 23, 2023, Defendants misclassified a \$7.1 million transfer as consulting fees, and on February 24, 2023, provided false wire instructions, concealing the fraudulent purpose. In June 2023, they electronically falsified loan applications to secure financing.
- j. Bank Fraud (18 U.S.C. § 1344): Defendants provided false transaction descriptions to banks in September 2023 to mislead financial institutions and obtained fraudulent loans using misleading financial statements in April 2024.

k. Obstruction of Justice (18 U.S.C. § 1503, 18 U.S.C. § 1512):

Defendants altered ownership records on August 7, 2024, to conceal the enterprise's interests in certain assets and filed false amended court documents on September 13, 2024, to delay and interfere with legal proceedings. In June 2024, they executed a forbearance agreement to obstruct enforcement actions.

468. As a direct and proximate result of the Defendants' conspiracy and their violations of 18 U.S.C. § 1962(d), the Plaintiffs suffered significant financial and reputational damages, including financial losses exceeding \$10,000,000 due to fraudulent loans, diversion of funds, and unauthorized transactions. Plaintiffs' business goodwill and reputation were further damaged due to Defendants' ongoing misrepresentations and interference with Plaintiffs' control over assets.

469. Pursuant to 18 U.S.C. § 1964(c), Plaintiffs seek treble damages for the financial harm caused by Defendants' conspiracy to engage in racketeering activity, recovery of reasonable attorney fees and costs, injunctive relief to prevent Defendants from continuing their fraudulent practices, and any additional relief deemed just and proper by the Court.

COUNT III - VIOLATION OF THE COMPUTER FRAUD AND ABUSE ACT
(CFAA) (18 U.S.C. § 1030)

Whinnery, R.G. Brownell, Mack

470. This action arises under the Computer Fraud and Abuse Act (CFAA), 18 U.S.C. § 1030, which prohibits unauthorized access to protected computers and using such access to further fraudulent schemes, obtain information, or cause damage. Defendants Whinnery, R.G. Brownell, and Mack knowingly accessed Plaintiffs' protected computer systems without authorization or exceeded authorized access, resulting in significant damage and loss to Plaintiffs.

471. At all relevant times, Plaintiffs operated a business that utilized computer systems, servers, and data storage devices for legitimate business purposes. These systems contained confidential, proprietary, and business-critical information, including, but not limited to, customer data, business operations, financial records, and internal communication platforms. The computer systems are "protected computers" within the meaning of 18 U.S.C. § 1030(e)(2)(B) as they are used in or affecting interstate or foreign commerce or communication.

472. Defendants accessed Plaintiffs' protected computer systems without authorization, or exceeded their authorized access, for purposes not permitted by Plaintiffs, including but not limited to: Whinnery accessing systems to steal confidential information, R.G. Brownell directing activities that utilized stolen digital credentials, and Mack providing technical support for

unauthorized access and manipulation of Plaintiffs' digital infrastructure.

473. Defendants engaged in the unauthorized access and use of Plaintiffs' computer systems with the intent to defraud Plaintiffs and third parties, and to benefit from the stolen information and misappropriated digital credentials. Defendants' actions were undertaken with the aim of misrepresenting Plaintiffs' business through unauthorized websites, conducting unauthorized transactions, and manipulating business records to conceal their fraudulent activities.

474. As a direct result of Defendants' violations of 18 U.S.C. § 1030(a), Plaintiffs suffered damages and losses exceeding \$5,000 within a one-year period, including but not limited to: costs of investigating the unauthorized access, expenses for implementing enhanced security measures, disruption of business operations, and the permanent loss of confidential and proprietary data.

475. Defendants' conduct constitutes a violation of multiple subsections of 18 U.S.C. § 1030(a), including: § 1030(a)(2)(C) for unauthorized access to obtain information, § 1030(a)(4) for access with intent to defraud, § 1030(a)(5)(A) for causing damage through transmission of code, and § 1030(a)(5)(B) and (C) for recklessly causing damage through unauthorized access.

476. Pursuant to 18 U.S.C. § 1030(g), Plaintiffs seek compensatory damages for economic losses resulting from Defendants' violations, injunctive relief to prevent further unauthorized access, punitive damages to deter similar conduct, reasonable attorney fees and costs, and such other relief as the Court deems just and proper.

COUNT IV - UNJUST ENRICHMENT (ALTERNATIVE TO RESCISSION)

All Defendants

477. This claim arises as an alternative to other remedies, including rescission (*see* Claim XXVI below). It seeks to recover benefits unjustly obtained by Defendants, which cannot be adequately addressed through contractual remedies alone. Defendants have wrongfully gained financial and other benefits at the expense of Plaintiffs through fraudulent transactions and manipulative conduct.

478. Defendants, including Whinnery, R.G. Brownell, and Mack, received substantial benefits through fraudulent transfers, financial transactions, and the improper use of Plaintiffs' business identity and resources. These actions included orchestrating unauthorized transfers of funds and misusing the Plaintiff's digital credentials to conduct activities that resulted in financial enrichment.

479. The benefits received by Defendants were obtained without a valid legal basis and in violation of equitable principles. Defendants' actions have resulted in significant financial loss to Plaintiffs, while Defendants have retained the profits, funds, and assets gained through their misconduct. Retention of these benefits by Defendants would result in their unjust enrichment under the circumstances, as they were gained through fraudulent means and unauthorized use of Plaintiffs' resources.

480. As an alternative to the remedies sought in other claims, Plaintiffs seek restitution, requiring Defendants to disgorge all benefits and funds obtained at Plaintiffs' expense, the imposition of a constructive trust over any funds or property wrongfully obtained by Defendants, and such other equitable relief as the Court deems just and appropriate to remedy the harm suffered by Plaintiffs.

COUNT V - CONVERSION

All Defendants

479. This claim arises from Defendants' wrongful taking and control over Plaintiffs' property and funds without consent or legal justification. Defendants have exercised dominion and control over Plaintiffs' assets, including money, confidential data, real property, and personal property, thereby depriving Plaintiffs of their rightful ownership and use of these assets.

481. Defendants, including Whinnery, R.G. Brownell, and Mack, took possession of or exerted control over Plaintiffs' property through the misappropriation of funds, seizure of confidential business data, and control over physical assets. These actions included directing unauthorized transfers of funds, accessing and taking proprietary data, and withholding property despite the Plaintiffs' demands for its return.

482. Defendants' actions constitute conversion because they wrongfully exercised dominion and control over Plaintiffs' property, deprived Plaintiffs of their right to possession of its funds, data, and physical property, and refused to return or account for the property after demands for its return were made by Plaintiffs.

483. As a direct and proximate result of Defendants' acts of conversion, Plaintiffs suffered significant damages, including but not limited to: financial loss exceeding \$5,000,000 from the converted funds, impairment to business operations due to loss of business records and data, and substantial costs incurred in efforts to recover the converted property and investigate Defendants' actions.

484. Plaintiffs seek compensatory damages for the full value of the converted property,

punitive damages due to the willful and malicious nature of Defendants' actions, an order compelling the return of all converted property, and such other relief as the Court deems just and appropriate, including costs and attorney fees associated with the prosecution of this claim.

COUNT VI – TORTIOUS INTERFERENCE WITH PROSPECTIVE ECONOMIC ADVANTAGE (DETAILED)
All Defendants

485. This claim arises from Defendants' deliberate and wrongful interference with Plaintiffs' specific business relationships and opportunities, which would have resulted in significant future economic benefits. The Defendants' actions were intended to disrupt the Plaintiffs' economic interests and to gain an unfair competitive advantage for themselves and entities under their control.

486. Plaintiffs had legitimate expectations of maintaining and developing valuable business relationships and contracts with third parties, including ongoing negotiations with investors and business partners for potential contracts and collaborations that would have significantly contributed to its revenue and growth. These opportunities included negotiations for real estate developments, financing arrangements, and strategic alliances, as well as efforts to maintain and expand its customer base.

487. Defendants, including R.G. Brownell and Mack, engaged in intentional and wrongful conduct designed to interfere with Plaintiffs' business relationships and economic opportunities. The conduct encompassed making misrepresentations, as well as disseminating false, disparaging, and defamatory statements that significantly undermined the trust and reputation of the Plaintiffs. It further included establishing fraudulent websites to divert business opportunities and offering misleading information during contract negotiations and contract performance to disrupt Plaintiffs' business dealings.

488. Defendants' interference with Plaintiffs' prospective economic relationships was unjustified, malicious, and undertaken solely to harm Plaintiffs' business interests and to secure economic advantages for themselves and their controlled entities. Defendants acted without any legitimate business reason and with knowledge of the probable disruption to Plaintiffs' business activities.

489. As a direct and proximate result of Defendants' tortious interference with Plaintiffs' prospective economic advantage, Plaintiffs suffered substantial damages, including the loss of business contracts and partnerships, a diminished market share, and harm to Plaintiffs' reputations, making it more difficult to engage with potential business partners and investors in

the future.

490. Plaintiffs seek compensatory damages for the loss of business opportunities, punitive damages due to the willful and malicious nature of Defendants' conduct, injunctive relief to prevent further interference, and such other relief as the Court deems just and appropriate, including attorney fees and costs associated with the prosecution of this claim.

COUNT VII – CONSTRUCTIVE FRAUDULENT TRANSFER
Endeavor Real Estate, Cerco, OP Highridge

489. This claim arises under applicable fraudulent transfer statutes, including the Uniform Fraudulent Transfer Act (UFTA) as enacted in Illinois, Texas, or other relevant state law, based on the premise that certain transfers made by Defendants were fraudulent as to Plaintiff Alpha Carta because they were made by the transferor without receiving reasonably equivalent value in return while the transferor was insolvent or which caused the transferor to become insolvent.

491. Defendants, including Whinnery, R.G. Brownell, and Mack, engaged in several transfers of assets, including the sale of 340 acres of land in Austin, Texas (the Austin Property), owned by subsidiaries of Terra Carta known as the Highridge Development LLCs. This property was valued at over \$78 million, yet it was sold for \$39 million to Defendant OP Highridge, resulting in the insolvency of the Highridge Development LLCs and deepening the insolvency of Terra Carta and Green Sapphire.

492. In addition to the fraudulent transfer of the real property owned by the Highridge Development LLCs, Cicoski caused Terra Carta to execute and deliver an unconditional release and waiver of certain claims against Defendant Endeavor Real Estate and related parties ("the Release").

493. Terra Carta was insolvent at the time of the granting of the Release or it became insolvent as a result of the granting of the Release.

494. At the time it granted the Release, Terra Carta possessed meritorious and valuable claims against Endeavor Real Estate and related parties, including Defendant Cerco arising out of and related to the development agreement between Terra Carta and Cerco dated January 2022.

495. Terra Carta received less than the equivalent value in exchange for granting the release.

496. At the time of the transfers, the High Ridge Development LLCs and the transferors became insolvent or were left with unreasonably small capital to continue their

business operations. The transfers caused a significant depletion of assets, directly impairing the Plaintiffs' ability to recover the amounts owed.

497. Plaintiff Alpha Carta seeks an order avoiding the fraudulent transfers of real property and the Release, and directing that the transferred assets or their equivalent value in money be recovered by Alpha Carta.

COUNT VIII – INTENTIONALLY FRAUDULENT TRANSFER

Endeavor Real Estate, Cerco, OP Highridge

496. This claim arises under applicable fraudulent transfer statutes, including the Uniform Fraudulent Transfer Act (UFTA) or other relevant state law, based on the premise that Defendants were the recipients of certain transfers of interest and property that were made with the actual intent to hinder, delay, or defraud Alpha Carta in its capacity as a creditor of the transferor.

498. Defendants, including Whinnery, R.G. Brownell, Mack, and others, engaged in a deliberate scheme to transfer assets with the intent to defraud Plaintiffs. These actions included executing a sham Purchase and Sale Agreement to sell 340 acres of land in Austin, Texas (the Austin Property), to a shell company, creating counterfeit earnest money deposits to misappropriate funds, and misrepresenting Plaintiffs' business to third parties to facilitate the sale of the property below its appraised value.

499. Defendants' actions were taken with the actual intent to hinder, delay, or defraud Plaintiffs by transferring assets in a manner that concealed the true nature of the transactions, obstructed Plaintiffs' ability to recover its claims, and enriched Defendants at Plaintiffs' expense. Defendants employed a pattern of concealment through the use of shell entities and false documents, timing their actions to prevent Plaintiffs from recovering their rightful assets.

500. Defendants Cero Development, Endeavor Real Estate, and OP Highridge knowingly participated in the fraudulent transfer, but the transferors received the real property from the Highridge Development LLCs and the release with actual intent to hinder, delay, or defraud Alpha Carta in its capacity as creditor of Green Sapphire and Terra Carta.

501. Plaintiffs seek an order voiding the fraudulent transfers and restoring the assets or their equivalent value, the imposition of a constructive trust over the fraudulently transferred assets, compensatory and punitive damages due to the willful and malicious nature of Defendants' actions, injunctive relief to prevent further transfers, and such other relief as the Court deems just and appropriate, including costs and attorney fees.

COUNT IX – COMMERCIAL DISPARAGEMENT

Whinnery, R.G. Brownell, Smith, Looper

502. Plaintiff incorporates by reference each and every preceding paragraph as though fully set forth herein.

503. This claim arises under Illinois law, which recognizes commercial disparagement (also known as trade libel) as a cause of action to remedy harm caused by false statements made about a business or an individual's business reputation with the intent to damage their economic interests and standing in the professional community. The elements of commercial disparagement include:

- a. Publication of disparaging statements to a third party;
- b. Falsity of the statements made;
- c. Malice or Negligence by the Defendant in making the statements without regard for their truthfulness; and
- d. Special Damages suffered by the Plaintiff as a result of the disparagement.

504. Defendants Looper and Whinnery, along with other co-conspirators, engaged in the publication of false and disparaging statements about Plaintiff Wolfe to third parties through multiple channels:

- a. The Filing of the Susan Essex Complaint: In August 2022, an anonymous individual under the alias "Susan Essex" filed a complaint in DuPage County, Illinois against Plaintiff Wolfe. This complaint contained baseless, scandalous accusations, including allegations of criminal activity and adultery, calculated to damage Plaintiff Wolfe's personal and professional reputation and collect an unlawful debt.
- b. Website Publications: In October 2023, these false allegations were republished on the First Website, registered on September 11, 2023. This website was specifically designed to defame, harass, and "dox" Plaintiff Wolfe, publishing personal information, including his name, telephone number, home address, and employment details, all without consent.

505. The statements made by Defendants Whinnery, R.G. Brownell, Smith, and Looper were entirely false and unsubstantiated, including:

- a. Fabricated Allegations: The Susan Essex Complaint, filed by Defendants under the false name “Susan Essex,” alleged Plaintiff Wolfe engaged in criminal conduct and adultery. These allegations were baseless, intended solely to malign Plaintiff Wolfe’s reputation, and had no factual support.
- b. Malicious Intent in Content Creation: The First Website, followed by the Second Website in January 2024, republished these false allegations in detail, adding inflammatory language and comments designed to incite harassment and harm against Plaintiff Wolfe.

506. Defendants Whinnery, R.G. Brownell, Smith, and Looper acted with actual malice, intending to harm Plaintiff Wolfe’s professional reputation and standing, or, at minimum, demonstrated a reckless disregard for the truth:

- a. Anonymous and Deceptive Filings: The Susan Essex Complaint was filed using a fictitious address linked to a women’s shelter, a non-functional phone number, and a fake email address. The investigation linked these to Defendants Looper and Whinnery, showing deliberate concealment of their identities to avoid accountability.
- b. Coordination Between Filing and Website: Investigation revealed that the IP address and phone number associated with the Susan Essex Complaint were also used to create and maintain the First Website, linking Defendants Looper and Whinnery to both the defamatory filing and its publication.
- c. Bad Faith in Republishing False Claims: In January 2024, after the court sealed the Susan Essex Complaint, Defendants Looper and Whinnery created the Second Website, hosted internationally, to evade jurisdictional oversight and continue their defamatory campaign against Plaintiff Wolfe.

507. As a direct and proximate result of Defendants Whinnery, R.G. Brownell, Smith, and Looper’s false statements and disparaging publications, Plaintiff Wolfe suffered substantial and measurable harm:

- a. Damage to Professional Reputation: The repeated publication of

defamatory content and Plaintiff Wolfe's association with alleged criminal conduct severely harmed his standing within the Family Office Trust Structure, affecting his role as Trustee and Director.

- b. Loss of Business Relationships: The defamatory publications impacted Plaintiff Wolfe's professional relationships with banks, lenders, and other business partners, who viewed the fabricated allegations as credible and damaging, leading to the loss of business opportunities and harm to his professional network.
- c. Mental Distress and Safety Concerns: The websites, through doxing tactics, encouraged the public to contact, harass, and potentially harm Plaintiff Wolfe, exposing him and his family to serious security risks and psychological distress.

508. Defendants Looper and Whinnery are directly implicated in this disparagement scheme based on the following evidence:

- a. The IP address and phone number used to file the Susan Essex Complaint were traced to the same source as the First Website's registration.
- a. Defendant Looper's former residence was listed as the registration address for the First Website, and investigation revealed that Defendant Whinnery provided the email address used in connection with filing the Susan Essex Complaint.
- b. Following Plaintiff Wolfe's subpoena, records produced by the website registrar and email host confirmed Defendants' association with the alias "David Xanthan," used to register the First Website.

509. Plaintiff Wolfe respectfully requests that the Court award:

- a. Compensatory damages for the economic harm and reputational damage caused by Defendants' false statements and defamatory publications;
- b. Punitive damages to deter Defendants Whinnery, R.G. Brownell, Smith, and Looper from engaging in similar harmful and malicious conduct in the future;
- c. Injunctive relief to prevent further publication of defamatory

statements by Defendants; and;

d. Any additional relief deemed just and proper by the Court.

COUNT X – INTENTIONALLY FRAUDULENT TRANSFER
Against Holden, Matthews, Salazar, Tailwind, Proton Green

510. Plaintiff Alpha Carta, a secured creditor of Plaintiff Breakers, brings this claim for the avoidance of intentional fraudulent transfer under applicable Illinois law, alleging that Defendants Holden, Matthews, Salazar, Tailwind, and Proton Green orchestrated a scheme to fraudulently transfer assets from Breakers with the actual intent to hinder, delay, or defraud Alpha Carta in collecting on its \$3.5 million secured claim.

511. As of July 5, 2023, Alpha Carta held a \$3.5 million secured claim against Breakers. Shortly thereafter, Defendants Matthews and Holden initiated a series of asset transfers designed to divert Breakers' valuable assets and funds beyond Alpha Carta's reach. Defendant Holden, Matthews, Salazar, Tailwind, and Proton Green's actions were strategically aimed at depleting Breakers' assets to frustrate Alpha Carta's efforts to recover its debt, with key elements of this scheme facilitated by Proton Green, Smith, Mack, R.G. Brownell, Salazar, and Looper.

512. The facts evidencing Defendants' actual intent to hinder, delay, or defraud Alpha Carta include the following. Around June 23, 2023, Cicoski manipulated or coerced Breakers' sole director, Wolfe, into appointing him as the new sole director. This shift in control provided Cicoski with direct authority over Breakers' assets, enabling him to orchestrate transfers intended to impair Alpha Carta's secured position. This change occurred shortly before Alpha Carta's \$3.5 million payment to Matthews and Holden in satisfaction of Breakers' antecedent debt, making Alpha Carta a secured creditor by means of subrogation under applicable Cayman Islands law.

513. The facts demonstrating Defendant Holden, Matthews, Salazar, Tailwind, and Proton Green's actual intent to hinder, delay, or defraud Alpha Carta include the following. On or around June 23, 2023, a shift in Breakers' management occurred when Wolfe, the sole director, appointed a new director, effectively altering the control over Breakers' assets. This transition facilitated decisions that enabled asset transfers intentionally designed to destroy the value of Alpha Carta's subrogation rights. This change in directorship took place shortly before Alpha Carta made a \$3.5 million payment to Matthews and Holden, which satisfied Breakers' antecedent debt and established Alpha Carta as a secured creditor through subrogation under applicable Cayman Islands law.

514. Defendants Holden, Matthews, Salazar, Tailwind, and Proton Green orchestrated a

fraudulent loan and diversion scheme, involving a \$2.9 million “loan” ostensibly made to Breakers. This transaction, dated around August 19, 2023, was part of a coordinated effort among Smith, R.G. Brownell, Mack, Looper, and Salazar. The \$2.9 million was received by Mack, who quickly redirected it to or for the benefit of Proton Green, thereby stripping Breakers of the resources necessary to satisfy its obligations to Alpha Carta. Smith facilitated this fraudulent transfer by issuing wire instructions to Matthews and Holden, directing them to move the funds into Mack's IOLTA account. Mack subsequently distributed these funds by transferring \$750,000 to Salazar, approximately \$200,000 to Tailwind, and \$2 million to or for the benefit of Proton Green, effectively diverting Breakers’ funds to these Defendants.

515. In August 2023, Breakers fraudulently granted charges on their real property in the Cayman Islands to Matthews and Holden to secure the \$2.9 million loan, with the specific intent of depriving Alpha Carta of the value of its first priority charge obtained by subrogation on July 5, 2023.

516. Defendants Holden, Matthews, Salazar, Tailwind, and Proton Green systematically depleted Alpha Carta of valuable assets by imposing encumbrances and transferring interests in critical properties to affiliated entities, thus demonstrating multiple “badges of fraud” commonly recognized in fraudulent transfer cases. One such example is Defendant Holden, Matthews, Salazar, Tailwind, and Proton Green’s imposition of a lease on Breakers’ Buda Property, which obstructed Alpha Carta’s ability to access or liquidate this asset to satisfy its claim. In addition, Defendants compelled Green Sapphire to pledge its shares in Florida Access and directed Florida Access to mortgage its St. Barth Property, thereby impairing Alpha Carta’s collateral and diminishing Alpha Carta’s recovery prospects. Furthermore, additional entities linked to Breakers, were encumbered, further diminishing Alpha Carta’s ability to recover on its debt through related entities.

517. Breakers, with clear, premeditated intent to hinder, delay, or defraud Alpha Carta transferred charges on its real property to Matthews and Holden. Its actions were calculated to place the real property beyond Alpha Carta’s reach as a subrogor, deliberately impairing the value of Alpha Carta’s subrogation rights.

518. The scheme exhibits multiple well-recognized “badges of fraud,” serving as circumstantial evidence of Breakers’ actual intent to hinder, delay, or defraud Alpha Carta as a creditor by subrogation:

- a. Breakers transferred assets to Matthews and Holden without

any legitimate business justification.

- b. This transfer was deliberately concealed from Alpha Carta.
- c. At the time of the transfer, Breakers was either already insolvent or rendered insolvent as a result.
- d. Breakers did not receive any value in return for the transfer.

519. As part of the racketeering enterprise, Defendants imposed encumbrances on Breakers' property to obstruct Alpha Carta's ability to collect and liquidate Breakers' assets, thereby satisfying its secured claim. This obstruction further impaired Alpha Carta's cash flow, limiting its ability to finance litigation and preserve its legal rights.

520. Under Cicoski's direction, Defendants Matthews and Holden diverted Breakers' real estate and monetary assets through nominal loans, which were subsequently redirected to parties affiliated with the racketeering enterprise, thereby obstructing Alpha Carta's access to these assets.

521. Through these actions, Defendants directly obstructed Alpha Carta's ability to collect on its claim by depriving it of access to assets essential to recovery, thereby impairing Alpha Carta's position as a secured creditor.

522. Plaintiff Alpha Carta seeks the following relief. Alpha Carta seeks a court order voiding the fraudulent transfers and encumbrances placed on Breakers' assets, restoring those assets to Breakers to satisfy Alpha Carta's secured claim. Additionally, Alpha Carta seeks compensatory damages equal to the value of the fraudulently transferred and encumbered assets, along with any additional relief deemed just and proper by the Court.

**COUNT XI – ILLINOIS TRADE SECRETS ACT MISAPPROPRIATION
Against All Defendants**

523. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

524. Plaintiffs have confidential and proprietary information that constitutes trade secrets under the Illinois Trade Secrets Act, 75 ILCS 1065 *et. seq.* ("ITSA"). Plaintiffs possess highly sensitive and proprietary information, including business strategies, financial forecasts, and operational processes, all of which qualify as trade secrets under the Illinois Trade Secrets Act. This information, central to Plaintiffs' competitive advantage in the Illinois market, was safeguarded through stringent internal policies and access restrictions.

525. Defendants, including Smith, unlawfully accessed, disclosed, and misused

Plaintiffs' trade secrets for personal and competitive gain, leveraging positions within the corporate structure to gain unauthorized access. Smith, in particular, exploited his prior fiduciary role as Chief Financial Officer and director within entities of the Family Office Trust Structure to facilitate this misappropriation. His actions involved the dissemination of sensitive business strategies, financial projections, and operational processes for the benefit of Defendant Rockwater and related entities, violating both contractual and statutory obligations.

526. Smith's unauthorized use and disclosure of these trade secrets enabled the association-in-fact-criminal enterprise to replicate Plaintiffs' business methodologies to loot assets from the Family Office Trust Structure causing substantial business losses.

527. Plaintiffs have undertaken reasonable efforts and instituted reasonable precautions to protect the confidentiality of its proprietary, confidential and trade secret information.

528. Defendants have misappropriated trade secrets in violation of ITSA. Defendants' misappropriation has endangered Plaintiffs and exposes Plaintiffs to immediate and irreparable harm for which there is no adequate remedy at law.

529. Defendants' misappropriation has also caused and will continue to cause Plaintiffs to suffer monetary damages and legal costs to be determined at trial.

**COUNT XII – DEFALCATION IN A FIDUCIARY CAPACITY
Against Smith**

530. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

531. At all relevant times, Defendant Smith held fiduciary roles by virtue of his positions within entities related to Plaintiffs, including as a director and financial overseer, thereby owing fiduciary duties of loyalty, care, and good faith to the Plaintiffs.

532. As a fiduciary, Smith had a legal obligation to act in the best interest of the Plaintiffs, manage assets prudently, and avoid conflicts of interest.

533. Smith breached his fiduciary duties by engaging in defalcation, specifically by:

- a. Facilitating and enabling the misappropriation of substantial trust assets, including redirecting funds for unauthorized use;
- b. Manipulating and orchestrating high-interest loan agreements structured to benefit him personally while jeopardizing the Plaintiffs' financial standing;
- c. Falsifying or backdating documentation to legitimize unauthorized

transactions and conceal misappropriated funds; and

- d. Engaging in covert agreements with creditors of Alpha Carta and Breakers to further misappropriate assets and compromise Plaintiffs' interests.

534. Smith's actions constitute defalcation, involving willful and intentional mismanagement, concealment, and unauthorized diversion of assets which were under his fiduciary control.

535. As a direct and proximate result of Smith's breaches of fiduciary duty and acts of defalcation, Plaintiffs have suffered substantial damages, including financial losses, erosion of asset value, and lost business opportunities.

536. Plaintiffs are entitled to compensatory damages in an amount to be determined at trial, representing the financial harm caused by Smith's defalcation.

537. Plaintiffs also seek punitive damages due to Smith's willful and intentional breach of fiduciary duties, to punish Smith and deter similar future misconduct.

COUNT XIII – FRAUD Yorkville v. R.G. Brownell

538. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

539. R.G. Brownell knowingly made numerous false statements to Yorkville including, but not limited to, the following:

- a. That Kissa was a potential buyer of the Hale Property;
- b. That Weber Group Management reported asbestos, lead-based paint, and mold requiring remediation at the Hale Property; and,
- c. That remediation of the alleged asbestos at the Hale Property would cost nearly \$400,000.00.

540. These intentional misrepresentations by R.G. Brownell were made with the intent to induce Yorkville to act in reliance on the truth of the matters asserted:

- a. As part of a calculated scheme to deprive Yorkville of its assets and resources, constituting a predicate act under the Racketeer Influenced and Corrupt Organizations Act (RICO), 18 U.S.C. § 1961(1);
- b. To facilitate and conceal the broader enterprise's goal of creating problematic financial obligations for Plaintiff Yorkville,

demonstrating the enterprise's pattern of racketeering activity;

- c. To generate additional controversy that could be weaponized and publicized, furthering the objectives of the enterprise and causing reputational damage to Yorkville and its affiliated entities in the Family Office Trust Structure.

541. Yorkville reasonably relied on R.G. Brownell's intentional misrepresentations of material fact, including but not limited to the misrepresentation that Kissa had executed the PSA and was ready, willing, and able to purchase the Hale Property for a price of \$5 million as set forth in the PSA.

542. As a result of its reliance on these intentional misrepresentations of material facts by R.G. Brownell, Yorkville suffered significant damages. These include expenses incurred on the fabricated Kissa purchase and a debt obligation under the agreement to buy out Armstrong's equity interest in the Hale Property at an inflated price. This debt obligation exemplifies the harm and financial loss that constitute injury due to the RICO enterprise, emphasizing the proximate cause between R.G. Brownell's fraudulent acts and the damages suffered by Yorkville.

543. The foregoing actions of Defendant were and continue to be willful, wanton, intentional, reckless, and/or done in bad faith in violation of Plaintiff's rights. These acts align with the pattern of predicate activities outlined in the broader RICO enterprise, demonstrating continuity, coordination, and the intent to maintain the enterprise's unlawful financial advantage.

544. The fraudulent acts by Defendant R.G. Brownell were part of an ongoing scheme to defraud and conceal, supporting the elements of racketeering by showing how such acts facilitated the enterprise's operations. The coordination of these misrepresentations with other acts of fraud and financial manipulation within the RICO framework underscores the interconnected nature of the predicate acts.

COUNT XIV – AIDING AND ABETTING FRAUD
Yorkville v. Mack, Whinnery, Sasaginnigak f/k/a Overall Builders, & R.J. Brownell

545. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

546. At all relevant times herein, Defendants Whinnery, Sasaginnigak, and R.J. Brownell had actual knowledge that R.G. Brownell had engaged in, or was intending to engage in, a scheme to misrepresent material facts regarding the intended purchase of the Hale Property by Kissa. This scheme included false representations about the asbestos-related property defect status,

purported remediation needs, and inflated remediation costs, all intended to deceive Plaintiff Yorkville and further the broader racketeering enterprise.

547. Defendant Mack knew, or was willfully blind to the fact, that the documents concerning the property defects and remediation were fraudulent. He substantially assisted the RICO enterprise by transmitting these fabricated documents and sending the "critical dates" email, thereby facilitating R.G. Brownell's scheme to misappropriate funds from Yorkville through deceptive and fraudulent means.

548. Defendants Whinnery, Overall Builders, Mack, and R.J. Brownell provided substantial and knowing assistance in R.G. Brownell's fraud and the creation of the fictitious purchase arrangement involving the Hale Property. Their actions were integral to advancing the racketeering scheme, directly and proximately causing Plaintiff Yorkville to suffer significant financial and reputational harm, as alleged above. These defendants are therefore jointly and severally liable with R.G. Brownell for the damages incurred as a result of the fraudulent enterprise.

549. Defendants Mack, Whinnery, Overall Builders, and R.J. Brownell knowingly and intentionally assisted R.G. Brownell's racketeering enterprise, engaging in conduct that was vexatious, deliberate, and calculated to harm Plaintiff Yorkville. This aiding and abetting directly contributed to the enterprise's broader scheme to defraud and obscure the true nature of the Hale Property transaction, all in furtherance of the RICO enterprise's illicit objectives.

COUNT XV – CONSPIRACY TO COMMIT FRAUD
Yorkville v. R.G. Brownell, Mack, Whinnery, Sasaginnigak, f/k/a Overall Builders, & R. J. Brownell

550. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

551. Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell knowingly and voluntarily entered into a scheme and agreement to engage in a combination of unlawful acts and misconduct, as described herein, including, among other acts and omissions, fraudulent conduct regarding the Hale Property owned by Plaintiff. These acts constitute predicate acts of wire and mail fraud under 18 U.S.C. § 1343, which fall within the scope of racketeering activities prohibited by 18 U.S.C. § 1961(1).

552. The intent and purpose of the conspiracy, and the underlying combination of unlawful acts and misconduct committed by Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell, was to operate as a structured and organized enterprise with the

common goals of (a) driving down the perceived market price of the Hale Property for subsequent purchase, (b) generating publicized litigation to damage reputations, and (c) placing additional debt obligations on Yorkville to destabilize its financial standing. Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell accomplished these goals by repeatedly executing coordinated fraudulent acts, illustrating a "pattern of racketeering" activity as defined under 18 U.S.C. § 1961(5).

553. Each of Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell played a crucial role in furthering the enterprise's objectives, with each understanding and accepting the scheme to achieve the shared goal of financial and reputational gain through fraudulent means. This coordination demonstrates that Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell knowingly participated in an enterprise that required collaboration for mutual benefit.

554. Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell had a financial motive and incentive to accomplish the foregoing conspiracy. Their actions included overt predicate acts involving wire and mail fraud to facilitate the coordinated objectives, constituting a pattern of related acts that are causally connected to Plaintiff's injuries.

555. Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell committed numerous overt acts in furtherance of their conspiracy, including but not limited to the creation and delivery of the fictitious Purchase and Sale Agreement ostensibly signed by Kissa to Yorkville for signature in early October 2022 by Ryan Cicoski as its manager, and the subsequent fabrication of the counterfeit report stating that hazardous asbestos was present in the Hale Property. These acts were intended to create market distrust and devalue the property unlawfully.

556. The enterprise orchestrated by the Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell caused direct and proximate harm to Plaintiff. The counterfeit asbestos report, fraudulent Purchase and Sale Agreement, and publicized litigation caused unwarranted devaluation of Yorkville's assets and increased debt obligations. These coordinated efforts injured Plaintiff's financial standing and reputation, directly aligning with RICO's requirement of injury by reason of a racketeering violation under 18 U.S.C. § 1964(c).

557. This conspiracy to commit fraud involved a structured enterprise where Defendants R.G. Brownell, Mack, Whinnery, Sasaginnigak, and R.J. Brownell each played a distinct role, collaborating to harm Plaintiffs through a continuous pattern of racketeering activity, as further evidenced by the use of corporate entities such as Sasaginnigak, f/k/a Overall

Builders, to obscure fraudulent transactions and misrepresentations, thus frustrating Plaintiff Yorkville's ability to recover assets and to obtain market value for its properties.

COUNT XVI – ABUSE OF PROCESS
Wolfe v. R.G. Brownell, Whinnery, Looper, & Does

558. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

559. Defendants R.G. Brownell, Whinnery, Looper, and Does engaged in an abuse of legal process by filing the Susan Essex Complaint with an ulterior motive, not to resolve a legitimate legal dispute, but to “dox,” intimidate, defame, and economically harm Plaintiff Wolfe. This conduct served to advance Defendants R.G. Brownell, Whinnery, Looper, and Does overarching scheme under the Racketeer Influenced and Corrupt Organizations Act (RICO), 18 U.S.C. § 1962(c), to injure Plaintiff’s professional and economic standing, interfere with his business relationships, and consolidate Defendants R.G. Brownell, Whinnery, Looper, and Does control within the Family Office Trust Structure. The misuse of legal proceedings as an instrument of harassment and extortion, rather than for a valid breach of contract claim, is evidenced by, without limitation:

- a. the scandalous and inflammatory nature of the allegations in the Susan Essex Complaint, specifically designed to humiliate and harm Plaintiff Wolfe’s reputation in both personal and professional circles;
- b. Defendants R.G. Brownell, Whinnery, Looper, and Does’ filing of the Susan Essex Complaint under an assumed name and with knowingly false allegations, intending to mislead the Court and Plaintiff Wolfe as to the origin and credibility of the accusations, thereby obstructing justice—a predicate act under RICO;
- c. Defendants R.G. Brownell, Whinnery, Looper, and Does’ use of false contact information in the filing, including fictitious addresses and disconnected phone numbers, further evidencing their bad faith and fraudulent intentions;
- d. Defendants R.G. Brownell, Whinnery, Looper, and Does’ complete disinterest and lack of diligence in prosecuting the claim, abandoning the case immediately after filing, showing that the

action was intended solely to damage Plaintiff's reputation rather than pursue a legitimate legal remedy;

- e. Defendants R.G. Brownell, Whinnery, Looper, and Does' participation in a coordinated conspiracy involving breaches of fiduciary duties, digital harassment, and fraud as described herein, in furtherance of their racketeering scheme and as predicate acts under 18 U.S.C. § 1961(1);
- f. Defendants R.G. Brownell, Whinnery, Looper, and Does' republication of the Susan Essex Complaint—including republication on a Second Website after a court order sealing the case—in a blatant violation of judicial authority. This republication was intended to damage Plaintiff Wolfe's reputation and economically extort him by tarnishing his professional image across state lines, impacting Plaintiff Wolfe's business interests in interstate and foreign commerce.

560. Defendants R.G. Brownell, Whinnery, Looper, and Does' filing and subsequent actions concerning the Susan Essex Complaint were intended to exploit the legal process not for the legitimate prosecution of any claim but as a tool of harassment, extortion, and defamation, causing Plaintiff Wolfe significant economic harm, emotional distress, and reputational damage. This abuse of process aligns with the Defendants' broader pattern of racketeering activity, leveraging litigation as a weapon to further their control over the Family Office Trust Structure, and constitutes an unlawful predicate act in violation of 18 U.S.C. § 1962.

561. Indeed, the Court's processes themselves have been weaponized as a mechanism through which Defendants R.G. Brownell, Whinnery, Looper, and Does sought to orchestrate character assassination, defame Plaintiff with extreme malice and prejudice, and disrupt his business relationships, far exceeding the legitimate scope of judicial proceedings.

562. As a direct and proximate result of Defendants R.G. Brownell, Whinnery, Looper, and Does' abuse of process, Plaintiff has suffered, and will continue to suffer, substantial damages, including but not limited to loss of business opportunities, reputational harm, and legal expenses, in an amount to be proven at trial.

563. Plaintiff Wolfe further seeks treble damages under RICO, injunctive relief, and punitive damages due to the malicious and calculated abuse of process executed by Defendants

R.G. Brownell, Whinnery, Looper, and Does, who conspired to manipulate the legal system in furtherance of their fraudulent and racketeering enterprise.

COUNT XVII – MALICIOUS PROSECUTION
Wolfe v. R.G. Brownell, Whinnery, Looper, & Does

564. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

565. Defendants instituted the Susan Essex Complaint as alleged herein and as evidenced by their publication of the Susan Essex Complaint—which was entirely obscure and had not even been served on Plaintiff Wolfe, let alone litigated in any fashion—on the First Website. The publication occurred shortly after the complaint’s filing and before any legal action had been taken to notify or serve Plaintiff Wolfe, underscoring Defendants R.G. Brownell, Whinnery, Looper, and Does’ lack of intent to prosecute the complaint in good faith.

566. Defendants R.G. Brownell, Whinnery, Looper, and Does lacked probable cause for the institution of the Susan Essex Complaint as alleged herein. This lack of probable cause is evidenced by the fact that Defendants R.G. Brownell, Whinnery, Looper, and Does:

- a. Filed the Susan Essex Complaint under a false name, containing allegations that were knowingly fabricated and not grounded in fact or existing law, in furtherance of their malicious scheme;
- b. Used false contact information in filing the Susan Essex Complaint with the court, including fictitious addresses and disconnected phone numbers, further obstructing justice—a predicate act under RICO;
- c. Demonstrated a lack of genuine interest or intent to prosecute the claims alleged in the Susan Essex Complaint, abandoning the case immediately after filing, which highlights the ulterior motives behind the Susan Essex Complaint’s initiation;
- d. Created the First and Second Websites, specifically dedicated to defaming, harassing, and damaging Plaintiff Wolfe’s reputation. These websites served as tools to republish the defamatory content of the Susan Essex Complaint in blatant violation of court orders, further extending the Defendants’ malicious scheme.

567. Defendants R.G. Brownell, Whinnery, Looper, and Does acted with malice in instituting the Susan Essex Complaint as alleged herein, evidenced by the following:

- a. Defendants R.G. Brownell, Whinnery, Looper, and Does attempted to enforce a claim under an unlawful contract and then immediately abandoned the claim without pursuing any

legitimate resolution, instead using the Susan Essex Complaint as a pretext for public defamation through republication on the First Website;

b. After the Susan Essex Complaint was removed from the First Website in compliance with the Court's Order sealing the case, Defendants R.G. Brownell, Whinnery, Looper, and Does registered and launched the Second Website in Lithuania to republish the Susan Essex Complaint in direct, knowing, and contumacious violation of the Court's November 27, 2023 Order sealing the case. This republication was intended to damage Plaintiff Wolfe's personal and professional reputation across multiple jurisdictions, impacting his business interests in interstate and foreign commerce.

568. The Susan Essex case terminated in Plaintiff Wolfe's favor when it was dismissed on January 3, 2024, due to Defendants R.G. Brownell, Whinnery, Looper, and Does' abandonment and failure to prosecute, further evidencing that the Susan Essex Complaint was never intended to serve a legitimate legal purpose but was rather a vehicle for extortion, harassment and defamation in furtherance of Defendants' RICO enterprise.

569. As a direct and proximate result of Defendants R.G. Brownell, Whinnery, Looper, and Does' malicious prosecution, Plaintiff Wolfe has suffered special injury well beyond the common incidents of most lawsuits. Defendants R.G. Brownell, Whinnery, Looper, and Does' institution of the Susan Essex Complaint was intended not to resolve a legal dispute but to defame, damage, and interfere with Plaintiff Wolfe's professional and personal life. This malicious prosecution was part of the Defendants' broader racketeering scheme, involving coordinated harassment, reputational damage, and interference with the Plaintiffs' economic interests and business relationships.

COUNT XVIII – DEFAMATION
Wolfe v. R.G. Brownell, Whinnery, Looper, & Does

570. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

571. Defendants R.G. Brownell, Whinnery, Looper, and Does' malicious and intentional defamation of Plaintiff Wolfe through the filing, publication, and transmission of the Susan Essex Complaint, as well as subsequent republication on the Websites, constitutes defamation per se, as the allegations therein impute to Plaintiff Wolfe the commission of adultery, the commission of a crime, and an inability to perform and/or a lack of integrity in the discharge of his employment duties. These defamatory statements were made with the intent to irreparably

damage Plaintiff Wolfe's personal and professional reputation.

572. Defendants R.G. Brownell, Whinnery, Looper, and Does made the foregoing defamatory statements with knowledge of their falsity and with actual malice, justifying an award of punitive damages. Defendants R.G. Brownell, Whinnery, Looper, and Does, as the individuals responsible for filing the Susan Essex Complaint, knew Plaintiff Wolfe had never interacted with "Susan Essex" and had never engaged in the conduct they alleged. The defamatory statements were made as part of Defendants' ongoing scheme to advance their racketeering enterprise under the Racketeer Influenced and Corrupt Organizations Act (RICO), 18 U.S.C. § 1962(c), by engaging in a coordinated effort to discredit Plaintiff Wolfe, interfere with his business relationships, and undermine his position within the Family Office Trust Structure.

573. Defendants R.G. Brownell, Whinnery, Looper, and Does' acts of defamation, including their republication of the Susan Essex Complaint on the Second Website in violation of a court order sealing the case, demonstrate a clear intent to amplify the reputational harm to Plaintiff Wolfe and were executed as part of a pattern of racketeering activity. The use of digital platforms to republish these false allegations also constitutes predicate acts of wire fraud under 18 U.S.C. § 1343, as Defendants R.G. Brownell, Whinnery, Looper, and Does transmitted defamatory statements across state lines and international boundaries, seeking to harm Plaintiff Wolfe's economic and professional standing on a wide scale.

COUNT XIX – DISPARAGEMENT
Wolfe v. R.G. Brownell, Whinnery, Looper, & Does

574. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

575. Defendants R.G. Brownell, Whinnery, Looper, and Does published false and demeaning statements regarding the quality of Plaintiff Wolfe's professional services on the Websites, in furtherance of the conspiracy, breaches of fiduciary duties, and fraud as alleged herein. These statements were made as part of Defendants R.G. Brownell, Whinnery, Looper, and Does' racketeering enterprise, with the intent to damage Plaintiff Wolfe's reputation and economic interests within the Family Office Trust Structure.

576. Upon information and belief, Defendants R.G. Brownell, Whinnery, Looper, and Does made the aforesaid false and demeaning statements in an effort to influence the public visiting the Websites not to engage Plaintiff Wolfe's professional services due to Plaintiff Wolfe's alleged lack of professional competency and integrity. Defendants R.G. Brownell, Whinnery,

Looper, and Does sought to create a false crisis of solvency and marketability relating to Plaintiff Wolfe, intending to harm Plaintiff Wolfe and the entities in the Family Office Trust Structure. This conduct furthered Defendants’ RICO enterprise by inflicting economic harm through a pattern of disparaging statements transmitted across state and international lines, constituting predicate acts of wire fraud under 18 U.S.C. § 1343.

577. Defendants R.G. Brownell, Whinnery, Looper, and Does made the aforesaid false and demeaning statements with malice, as evidenced by the fact that Defendants R.G. Brownell, Whinnery, Looper, and Does have no known connection to or experience with the transactions they disparaged. Rather, Defendants R.G. Brownell, Whinnery, Looper, and Does acted in furtherance of the conspiracy, breaches of fiduciary duties, and fraud described herein, and therefore made the statements with, at minimum, conscious disregard of whether the statements were true or false. This disparagement was intended to disrupt Plaintiff Wolfe’s business relationships and economic standing in furtherance of Defendants’ racketeering scheme.

578. As a direct and proximate result of Defendants R.G. Brownell, Whinnery, Looper, and Does’ disparagement, Plaintiff Wolfe has suffered, and will continue to suffer, damages in an amount to be proven at trial.

COUNT XX – INVASION OF PRIVACY; PUBLIC DISCLOSURE OF PRIVATE FACTS
Wolfe v. R.G. Brownell, Whinnery, Looper, & Does

579. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

580. Defendants **R.G. Brownell**, Whinnery, **Looper**, and **Does** gave unwarranted publicity to private facts concerning Plaintiff Wolfe by, inter alia, publishing Plaintiff Wolfe’s home address, telephone number, and other sensitive personal details on the First Website. This disclosure was conducted as part of Defendants R.G. Brownell, Whinnery, Looper, and Does’ coordinated scheme under the Racketeer Influenced and Corrupt Organizations Act (RICO), intended to harm Plaintiff Wolfe by exposing him to public harassment, intimidation, and threats to his personal safety.

581. The facts published on the First Website were private, confidential details regarding Plaintiff Wolfe, which were not of legitimate public concern and were intended solely to harm Plaintiff’s personal and professional reputation.

582. The publication of these private facts regarding Plaintiff Wolfe would be highly offensive to a reasonable person, given that the disclosure was carried out in a context where

Defendants R.G. Brownell, Whinnery, Looper, and Does actively encouraged the public to use this information to “dox,” harass, and cause harm to Plaintiff Wolfe and his family. This act was not an isolated incident but part of a broader, malicious campaign by Defendants R.G. Brownell, Whinnery, Looper, and Does to intimidate and coerce Plaintiff Wolfe, advancing the goals of the RICO enterprise by destabilizing Plaintiff Wolfe’s personal and professional life.

583. Defendants R.G. Brownell, Whinnery, Looper, and Does' coordinated actions in disclosing Plaintiff Wolfe’s private information reflect a deliberate pattern of conduct that served the RICO enterprise’s objective of inflicting harm and exercising control over Plaintiffs. By facilitating widespread dissemination of Plaintiff Wolfe's private information, Defendants

R.G. Brownell, Whinnery, Looper, and Does engaged in a continuous scheme of intimidation and harassment, constituting predicate acts under RICO aimed at economically and reputationally damaging Plaintiff Wolfe.

584. As a direct and proximate result of Defendants R.G. Brownell, Whinnery, Looper, and Does’ invasion of privacy, Plaintiff Wolfe has suffered, and will continue to suffer, significant emotional distress, reputational harm, and other damages in an amount to be proven at trial.

COUNT XXI – FALSE LIGHT
Wolfe v. R.G. Brownell, Whinnery, Looper, & Does

585. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

586. Defendants R.G. Brownell, Whinnery, Looper, and Does placed Plaintiff Wolfe in a false light before the public when they knowingly advanced false accusations against him via the Susan Essex Complaint and subsequent publication on the Websites as alleged herein, including but not limited to accusations that Plaintiff Wolfe is an adulterer and a criminal. These publications were made as part of the Defendants’ coordinated scheme under the Racketeer Influenced and Corrupt Organizations Act (RICO), designed to harm Plaintiff’s reputation and interfere with his business interests within the Family Office Trust Structure.

587. Defendants’ statements were made to the public at large given the Websites are freely accessible to every individual with internet access throughout the world, as is the 2022 Complaint itself and the accusations therein. This broad dissemination amplified the harm to Plaintiff’s reputation, furthering the RICO enterprise’s goal of using defamation as a tool to damage Plaintiff's professional standing.

588. The false light in which Defendants placed Plaintiff is highly offensive to a

reasonable person given the allegations specifically accuse Plaintiff of “preying” on and “stalking” vulnerable individuals for sexual services, of being a danger to the community, of unethical and immoral conduct regarding his employment, of adultery, and of criminal conduct. Such allegations were made not for a legitimate purpose but to coerce, intimidate, and discredit Plaintiff as part of Defendants’ racketeering scheme, targeting Plaintiff’s reputation and professional relationships.

589. As alleged herein, Defendants filed the 2022 Complaint and republished the same, along with the accusations on the Websites, with actual knowledge that the statements were false and with actual malice. Defendants’ use of a false name and fictitious contact information when filing the 2022 Complaint, combined with their immediate abandonment of the claim and subsequent republication online, demonstrates a deliberate intent to harm Plaintiff by placing him in a false light as part of a sustained pattern of racketeering activity.

590. This pattern of placing Plaintiff in a false light through false accusations was instrumental to Defendants’ RICO enterprise, serving to damage Plaintiff’s reputation and business interests and to exert control over assets and influence within the Family Office Trust Structure. Defendants’ repeated false publications constitute predicate acts under RICO, evidencing a continuous scheme aimed at economically harming Plaintiff and advancing Defendants’ unlawful objectives.

COUNT XXII – VIOLATION OF THE ILLINOIS RIGHT OF PUBLICITY ACT
Wolfe v. R.G. Brownell, Whinnery, Looper, & Does

591. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

592. Defendants **R.G. Brownell, Whinnery, Looper, and Does**’ unauthorized use of Plaintiff Wolfe’s identity for commercial purposes is a violation of the Illinois Right of Publicity Act, 765 ILCS 1075/1-60, and was executed as part of Defendants’ broader scheme under the Racketeer Influenced and Corrupt Organizations Act (RICO). This misuse of Plaintiff Wolfe’s identity was a deliberate act designed to exploit Plaintiff Wolfe’s reputation for Defendants **R.G. Brownell, Whinnery, Looper, and Does**’ financial and strategic gain within their racketeering enterprise.

593. Specifically, Defendants **R.G. Brownell, Whinnery, Looper, and Does** made unauthorized use of Plaintiff Wolfe’s identity, including but not limited to using his name in the domain of the Second Website, in connection with Plaintiff Wolfe’s professional services, with the purpose of damaging Plaintiff Wolfe and reducing the value of the assets owned by the Plaintiff

entities to facilitate their extraction by the Defendants. Defendants R.G. Brownell, Whinnery, Looper, and Does sought to harm Plaintiff Wolfe’s business relationships and reputation, including but not limited to his standing with banks and other financial institutions. This misuse of Plaintiff Wolfe’s identity was integral to the Defendants' overarching scheme to defraud and to convert funds and other property from the Family Office Trust Structure to further their racketeering goals.

594. Defendants R.G. Brownell, Whinnery, Looper, and Does’ use of Plaintiff Wolfe’s identity was unauthorized because Defendants R.G. Brownell, Whinnery, Looper, and Does did not obtain Plaintiff Wolfe’s consent to use his identity in connection with the domain name of the Second Website. In fact, Defendants R.G. Brownell, Whinnery, Looper, and Does actively sought to conceal their involvement in the publication of the Websites to evade accountability and to protect the continuation of their racketeering enterprise.

595. Defendants R.G. Brownell, Whinnery, Looper, and Does’ use of Plaintiff Wolfe’s identity was willful, as they acted with full knowledge that the use was unauthorized and intended to harm Plaintiff Wolfe’s professional standing. The entire purpose of filing the Susan Essex Complaint, publishing defamatory content, and associating Plaintiff Wolfe’s identity with illicit activities was to damage Plaintiff Wolfe’s reputation and to advance Defendants’ unlawful objectives within the RICO enterprise.

596. Plaintiff Wolfe has been damaged by Defendants R.G. Brownell, Whinnery, Looper, and Does’ unauthorized use of his identity, suffering harm to his reputation, financial losses, and business disruptions as a result of Defendants R.G. Brownell, Whinnery, Looper, and Does’ actions. These damages are a direct and proximate result of the Defendants R.G. Brownell, Whinnery, Looper, and Does' efforts to misappropriate Plaintiff Wolfe’s identity as part of a coordinated scheme aimed at achieving financial control and influence within the Family Office Trust Structure.

**COUNT XXIII – VIOLATION OF 15 U.S.C. § 1125(d)(1); CYBERPRIVACY
Wolfe v. R.G. Brownell, Whinnery, Looper, & Does**

597. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

598. Defendants R.G. Brownell, Whinnery, Looper, and Does, with bad faith intent to profit from the unauthorized use of Plaintiff Wolfe's name in the Second Website, engaged in cyberpiracy, constituting a violation of 15 U.S.C. § 1125(d)(1). Defendants R.G. Brownell, Whinnery, Looper, and Does’ actions were further executed as part of an organized pattern of

racketeering activity under the RICO Act, designed to tarnish Plaintiff Wolfe's reputation and disrupt his business interests.

599. Defendants R.G. Brownell, Whinnery, Looper, and Does' bad faith intent to profit from the use of Plaintiff Wolfe's name on the Second Website is demonstrated by the following:

a. Plaintiff Wolfe's established trademark and intellectual property rights in the use of his personal name in commerce, which Defendants exploited without authorization to increase traffic and revenue for their website;

b. The use of Plaintiff Wolfe's full legal name in the domain name of the Second Website, misleadingly associating Plaintiff Wolfe with the defamatory and disparaging content published thereon;

c. Defendants R.G. Brownell, Whinnery, Looper, and Does' lack of any legitimate noncommercial or fair use of Plaintiff Wolfe's name, demonstrating that the website's sole purpose was to defame and harm Plaintiff Wolfe's reputation for Defendants R.G. Brownell, Whinnery, Looper, and Does' own gain;

d. Defendants R.G. Brownell, Whinnery, Looper, and Does' demonstrated intent to damage Plaintiff Wolfe's goodwill and reputation by associating his name with false and defamatory accusations, thereby furthering their racketeering enterprise under RICO to exert influence over Plaintiffs' business and financial affairs; and

e. Defendants R.G. Brownell, Whinnery, Looper, and Does' provision of materially false contact information when registering the domain name, concealing their identities and preventing Plaintiff Wolfe from pursuing legitimate recourse, indicative of an attempt to obstruct justice within the racketeering scheme.

600. Defendants R.G. Brownell, Whinnery, Looper, and Does' registration, trafficking in, and use of Plaintiff Wolfe's personal name as a domain name on the Second Website constitutes a violation of the Cyberpiracy Prevention Act, 15 U.S.C. § 1125(d)(1), further perpetuating the fraudulent objectives of the RICO enterprise.

601. As part of this racketeering enterprise, Defendants R.G. Brownell, Whinnery, Looper, and Does' cyberpiracy actions directly contributed to the pattern of fraudulent and injurious acts intended to undermine Plaintiff Wolfe's business credibility and standing within his industry. Defendants R.G. Brownell, Whinnery, Looper, and Does' repeated and coordinated use of digital platforms to disseminate defamatory content underscores their intent to misuse Plaintiff Wolfe's identity as part of an ongoing scheme of cyber harassment and intimidation.

COUNT XXIV – BREACH OF FIDUCIARY DUTY
Breakers, Green Sapphire, Alpha Carta, Prairie Trust, and NorthSea v. Smith

602. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

603. As a former director of Breakers, Green Sapphire, Alpha Carta, Prairie Trust in its capacity as Trustee of the Alpha Carta Trust, and NorthSea in its capacity as the Trustee of the Petro Carta Trust (collectively, the “Family Office Trust Entities”), Defendant Smith owed a fiduciary duty to the Family Office Trust Entities requiring him to act in the interest of these entities and not for personal gain or the benefit of the RICO enterprise of which he was part.

604. Defendant Smith’s misuse and disclosure of confidential information concerning the assets, structure, bank accounts, and financial dealings of the Family Office Trust Entities were not isolated incidents but were part of a broader, systematic pattern of racketeering activity designed to advance a fraudulent enterprise. Smith’s breaches of fiduciary duty— including the unauthorized brokering of a \$2.9 million loan to a third-party entity and arranging a fictitious \$10 million loan to Green Sapphire—were predicate acts consistent with fraud and embezzlement, serving the goals of the RICO enterprise.

605. Defendant Smith’s access to and misuse of privileged information was integral to his role in furthering the fraudulent scheme operated by the enterprise. By exploiting his insider position and knowledge of the Family Office Trust Entities, Defendant Smith advanced unauthorized financial transactions that unjustly enriched himself, Defendant Rockwater, and other co-conspirators, while actively harming the Family Office Trust Entities and violating his fiduciary duties.

606. Defendant Smith was obligated by his fiduciary duties to refrain from acting in his own self-interest to the detriment of the Family Office Trust Entities. Instead, Defendant Smith’s actions directly supported the RICO enterprise’s objectives, establishing a clear pattern of racketeering activity by misappropriating trust assets and financial data to further an ongoing fraudulent scheme.

607. Defendant Smith breached these duties by, without limitation:

- a. Engaging in a sustained pattern of confidential financial disclosures to unauthorized third parties as part of the enterprise’s scheme;
- b. Manipulating his position to authorize the fraudulent 2023 Loan to

Breakers and deed of guarantee using insider knowledge, thereby
advancing the enterprise's objectives;

- c. Directing funds from the 2023 Loan to his co-conspirators rather than Alpha Carta, consistent with prior unauthorized transfers that deprived Breakers of loan proceeds;
- d. Leveraging his fiduciary role to engineer the 2023 Loan for personal and enterprise benefit, to the detriment of Family Office Trust Entities; and
- e. Arranging a fictitious \$10 million loan from Global Partners to Green Sapphire and fabricating a Stock Pledge Agreement in which Green Sapphire ostensibly pledged Green Sapphire's shares of Florida Access stock, furthering the enterprise's financial interests through fraud.

608. Upon information and belief, Defendant Smith committed these breaches of fiduciary duty with deliberate intent to further the RICO enterprise's objectives, acting in bad faith, and intentionally exploiting his fiduciary role to harm the Family Office Trust Entities while enriching himself and his co-conspirators.

609. The foregoing breaches of fiduciary duty by Defendant Smith were knowing, willful, reckless, and done in bad faith, furthering the goals of the fraudulent enterprise, violating the trust and responsibilities imposed upon him by the Family Office Trust Entities.

610. As a direct and proximate result of Defendant Smith's breaches, the trustees of the Alpha Carta Trust and the Petro Carta Trust, along with the Family Office Trust Entities, have suffered and continue to suffer damages, including but not limited to, significant economic loss, loss of asset control, reputational harm, and impaired business operations, in an amount to be determined at trial.

COUNT XXV – CONSPIRACY TO BREACH FIDUCIARY DUTY
Breakers, Green Sapphire, Alpha Carta, Prairie Trust, & NorthSea v. R.G. Brownell, Smith, & Mack

611. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

612. Defendants R.G. Brownell, Smith, and Mack knowingly and voluntarily entered into a scheme and agreement to engage in a combination of unlawful acts and misconduct, as described herein, including, among other acts and omissions, breach of fiduciary duties and

aiding and abetting breach of fiduciary duties.

613. The intent and purpose of the conspiracy, and the underlying combination of unlawful acts and misconduct committed by the Defendants, was to purportedly cause Breakers to obtain a loan, obtain the \$2.9 million proceeds of the 2023 Breakers loan in order to illicitly paydown the debt Proton Green owed to Alpha Carta, discharge to the Leasehold Mortgage/Deed of Trust on St. John’s Field and, thereafter, obtain ownership of the Breakers Property and a windfall gain on securities issued by Proton Green or Cyber App for themselves and one or more John Doe Defendants who identity is currently unknown to the Plaintiffs.

614. All Defendants had a financial motive and incentive to accomplish the foregoing conspiracy.

615. The Defendants understood and accepted the foregoing scheme, and each agreed to do his respective part, as described herein, to further and accomplish the foregoing objectives.

616. By entering into this conspiracy, the Defendants permitted, encouraged, and induced all of the unlawful acts and misconduct as described herein.

617. The parties engaged in numerous overt acts in furtherance of the conspiracy including, but not limited to, the use of confidential knowledge to bypass controls in place in the Family Office Trust Structure, causing \$2.9 million to be transferred to Mack’s trust account without obtaining necessary approvals, causing \$2 million to be transferred on July 24, 2023 to CIBC for credit to Alpha Carta’s account which was falsely described as “Loan payment,” and taking fees for the various co-conspirators.

618. As a direct and proximate result of the Defendants’ unlawful conduct, Breakers, Alpha Carta, Green Sapphire, Prairie Trust., and NorthSea have sustained substantial damages.

**COUNT XXVI – CONSPIRACY TO COMMIT FRAUD REGARDING THE 2023
BREAKERS LOAN
Breakers & Alpha Carta v. Proton Green, Looper, R.G. Brownell, Smith, Cyber App, Mack,
& Salazar**

619. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

620. Defendants Proton Green and Cyber App, by and through their agent Looper, R.G. Brownell, Smith, individually, Mack, and Salazar knowingly and voluntarily entered into a scheme and agreement to engage in a combination of unlawful acts and misconduct, as described herein.

621. The intent and purpose of the conspiracy, and the underlying combination of

unlawful acts and misconduct committed by the Defendants, was to misappropriate the funds in the amount of \$2.9 million that the Lenders wired to Chase Bank for credit to Mack’s IOLTA account and ultimately create the fraudulent impression of paying down Proton Green’s debt to Plaintiffs, to reduce the amount owed by Proton Green/Cyber App (thereby increasing the value and reducing to liabilities of Proton Green/Cyber App), avoid any action against Proton Green/Cyber as well as induce Alpha Carta to enter into settlement negotiations.

622. The parties engaged in numerous overt acts in furtherance of the conspiracy including, but not limited to, causing \$2 million to be transferred on July 24, 2023 to CIBC for credit to Alpha Carta’s account which was falsely described as “Loan Payment,” falsely claiming that Proton Green/Cyber App paid the \$2 million, falsely describing the Loan Settlement Agreement in the 10Q that Cyber App filed with the SEC on Feb. 15, 2024 and taking fees for the various coconspirators.

623. All Defendants had a financial motive and incentive to accomplish the foregoing conspiracy.

624. The Defendants understood and accepted the foregoing scheme, and each agreed to do his respective part, as described herein, to further and accomplish the foregoing objectives.

625. By entering into this conspiracy, the Defendants permitted, encouraged, and induced all of the unlawful acts and misconduct as described herein.

626. As a direct and proximate result of the Defendants’ unlawful conduct, Breakers and Alpha Carta have sustained damage through the contingent liability that Breakers has to the Lenders in the event it is found, after expensive and resource consuming litigation, to be liable to repay the Lenders \$2.9 million plus interest and attorneys’ fees, the impairment of Alpha Carta’s lien on the St. John’s Field that secures payment of the debt evidenced by the three Proton Green Notes, attorneys’ fees both to obtain a judgment against the Lenders declaring the 2023 Breakers loan void and declaring that there was no valid and enforceable “Loan Settlement Agreement “ between Alpha Carta, and Cyber App or Proton Green, or Deed of Release.

COUNT XXVII –RESCISSION
Alpha Carta v. Proton Green and Cyber App

627. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

628. Proton Green and Cyber App, through their agent Looper, and in concert with

Smith, Mack, and R.G. Brownell, engaged in a scheme to make it appear as though funds had been paid to Alpha Carta from Proton Green when in fact they had been purportedly borrowed from another entity.

629. Cyber App has now publicly claimed that a valid signed settlement agreement dated as of July 31, 2024, relieves it from the millions of dollars in liability it owed to Alpha Carta

630. Alpha Carta has no signed copy of any such agreement, and Proton Green has refused to provide it.

631. However, such a settlement agreement, provided it exists, must be rescinded as it was procured through fraud.

632. Additionally, any such settlement agreement was the result of a unilateral mistake by Alpha Carta that Proton Green had paid the amount due under the terms of any such settlement.

633. This mistake was caused through the misrepresentations and misdeeds of Proton Green (and its felon CEO) and one or more of the Defendants, including R.G. Brownell, Smith, Mack, and Salazar.

634. Any settlement, as well as the Deed of Release and Reconveyance signed by Alpha Carta in conjunction with such settlement, must be rescinded.

COUNT XXVIII – BREACH OF CONTRACT
Alpha Carta v. Proton Green and Cyber App

635. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

636. In or about July 2022, Alpha Carta purchased a promissory note in the original principal amount of \$3,513,469 (the “Kip’s Bay Note”) that Proton Green had issued to Kip’s Bay Select L.P. in consideration for a loan, payment of which was secured by a first priority lien on all the assets of Proton Green including a Leasehold interest on real property located in Apache County, Arizona in which there were substantial reserves of Helium.

637. As of May 1, 2023, Alpha Carta held the Kip’s Bay Note, as well as two other promissory notes made by Proton Green payable to Alpha Carta (collectively, the “Proton Green Notes”). See Proton Green Notes, true and correct copies of which are attached hereto as **Exhibits L-N**, respectively.

638. In April 2022, Proton Green failed to pay the debts evidenced by the Proton Green Notes as agreed.

639. On or about June 20, 2023, Proton Green entered into a Forbearance Agreement with Alpha Carta (the “Forbearance Agreement”), by which Proton Green agreed to make certain payments to Alpha Carta in order to fulfill its obligations to the same pursuant to the Kip’s Bay Note and other Promissory Notes Proton Green executed in favor of Alpha Carta. See **Exhibit G**.

640. The terms of the Forbearance Agreement obligated Proton Green to pay \$3 million to Alpha Carta on July 7, 2023, and \$2 million a month on the seventh (7th) day of each month thereafter until the total debt of approximately \$25.2 million Proton Green owed to Alpha Carta as of June 20, 2023, was paid in full. *Id.*

641. However, Proton Green/Cyber App has failed or refused to abide by the terms of the Forbearance Agreement and the Proton Green Notes, including but not limited to the obligation to immediately execute and deliver a Deed in Lieu of Foreclosure in a recordable form acceptable to Alpha Carta, such that Proton Green/Cyber App’s debt to Alpha Carta in an amount in excess of \$25 million is currently unpaid, due and owing.

642. Cyber App is liable for the obligations of Proton Green as a result of the reverse merger.

643. The Forbearance Agreement and Proton Green Notes are valid contracts.

644. The Forbearance Agreement required Defendant to pay \$3 million to Alpha Carta in July 2023 and \$2 million a month each month thereafter until the total debt of approximately \$25.2 million Proton Green/Cyber App owed to Alpha Carta as of June 20, 2023, was paid in full. *Id.*

645. Despite the express requirements of the Forbearance Agreement, Defendants breached the Forbearance Agreement in failing or refusing to pay Plaintiff \$2 million on September 7, 2023, as required by the terms of to the Forbearance Agreement and failing and refusing to execute and deliver the required Deed In Lieu of Foreclosure.

646. Defendants also breached the Proton Green Notes by failing to pay the debt evidenced by the Notes, and the exact amount of such debt is to be determined at trial.

647. The failure to pay and the failure to execute and deliver the promised Deed In Lieu of Foreclosure are each a material breach of the express terms of the Forbearance Agreement and Proton Green Notes.

648. Plaintiff has performed or has substantially performed all its obligations under the Forbearance Agreement and Proton Green Notes.

649. As a result of the Defendants’ breaches, Plaintiff has been harmed.

COUNT XXIX –DECLARATORY JUDGMENT
Alpha Carta v. Proton Green and Cyber App

650. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

651. Proton Green and Cyber App, through their agent Looper, and in concert with Smith, Mack, and R.G. Brownell, engaged in a scheme to make it appear as though funds had been paid to Alpha Carta from Proton Green/Cyber App when in fact they had been purportedly borrowed from another entity.

652. Cyber App has now publicly claimed that a valid signed settlement agreement dated as of July 31, 2023, relieves it from the obligation to pay the, at minimum, \$18 million of additional debt that was due and owing under the Notes as of July 31, 2023.

653. Alpha Carta has no signed copy of any such agreement, and Proton Green has refused to provide it.

654. However, such a settlement agreement, provided it exists, is void as it was procured through fraud.

655. Additionally, any such agreement, as well as the Deed of Release and Reconveyance executed in connection therewith, was not authorized to be delivered to Proton Green and Cyber App absent the occurrence of a condition precedent that did not occur.

656. Any settlement, as well as the Deed of Release and Reconveyance signed by Alpha Carta in conjunction with such settlement, must be declared void.

657. An actual controversy exists between the parties, as Defendants contend the settlement and Deed of Release and Reconveyance are valid, which assertion Plaintiff denies.

658. The resolution of this issue is appropriate and would terminate, in whole or in part, the controversy giving rise to this proceeding.

COUNT XXX –DECLARATORY JUDGMENT
Green Sapphire v. Global Capital

659. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

660. Global Capital purported to enter into a Loan and Security Agreement with Green Sapphire.

661. The loan agreement, as well as any accompanying pledge or other documents, were not properly authorized by Green Sapphire and are therefore void.

662. There was no loan made pursuant to the loan agreement and the loan agreement is void as Green Sapphire did not receive any consideration.

663. Any loan that may have been made under the loan agreement is void as it is the product of a fraudulent scheme.

664. The attempted domestication of French Access and the attempted acquisition of the shares of Florida Access are also null and void, as they are the product of fraud and the fictitious loan agreement and Stock Pledge Agreement.

665. The loan agreement, as well as any accompanying pledge, Articles of Domestication, UCC-1 Financing Statements and other documents, must be declared void.

666. An actual controversy exists between the parties, as Defendant contends the Loan and Security Agreement between Global Capital and Green Sapphire is valid, that funds in the amount of \$10 million were actually delivered by Global Partners to Green Sapphire, that the filing of the Articles of Domestication was duly authorized and that the Stock Pledge Agreement which purports to grant a security interest in Green Sapphire's interest, if any, in shares of the Florida corporation named Florida Access was valid and enforceable, all of which Plaintiff denies.

667. The resolution of this issue is appropriate and would terminate, in whole or in part, the controversy giving rise to this proceeding.

COUNT XXXI – BREACH OF CONTRACT
Alpha Carta v. BNW

668. Plaintiffs reallege and reincorporate each preceding paragraph as if specifically set forth herein.

669. Alpha Carta and BNW entered into a Professional Services Agreement with a term of January 1, 2023, through December 31, 2023, to “provide investment advisory and support services.” See the Professional Services Agreement, a true and correct copy of which is attached hereto as **Exhibit O**.

670. The agreement is a valid contract.

671. BNW agreed to “exercise the highest degree of professionalism” in the exercise of projects assigned pursuant to the Professional Services Agreement. *Id.*, ¶1.

672. BNW acted through R.G. Brownell who, for all actions referenced in this count, was acting in the course and scope of his relationship with BNW.

673. The agreement provided that the “Contractor is not the agent of the Company and is not authorized to make any representation, contract, or commitment on behalf of the Company.” *Id.*, ¶3.

674. The agreement provides that BNW will not use any proprietary information, which includes financial information, investment and fund strategies, business plans, and suppliers and customers, among others, “in any manner or for any purpose not expressly set forth in this Agreement.”

675. The agreement provides that there is “no other existing contract or duty on Contractor’s part that would conflict with or would be inconsistent with this Agreement, unless a copy of such contract or a description of such duty is attached to this Agreement as **Exhibit B.**” *Id.*, ¶4.3.

676. The scope of BNW’s authorization, acting through R.G. Brownell, to act as an independent contractor, did not extend to taking any action on behalf of Green Sapphire or taking any actions adverse to Alpha Carta, which is the largest creditor of Green Sapphire.

677. R.G. Brownell fraudulently held himself out a purported authorized signatory of Green Sapphire, executed an engagement agreement under a fictitious name by which R.G. Brownell and Mack hired French counsel to advise them on how to obtain an enforceable Stock Pledge Agreement and then enforced a security interest against Green Sapphire’s shares in Access Management.

678. This action was directly contrary to the interests of Alpha Carta and was outside the scope of BNW and R.G. Brownell’s authority under the above-referenced Professional Services Agreement.

679. BNW orchestrated Green Sapphire’s purported pledge of shares in French Access and attempted to domesticate French Access as a Florida corporation. BNW directed Mack to draft a fictitious Loan and Security Agreement and a Stock Pledge Agreement to create the false impression that Green Sapphire had granted a security interest in its shares of Florida Access to Global Partners. Additionally, R.G. Brownell recorded a mortgage in BNW’s favor against the St. Barth’s Property. These actions, which BNW concealed as conflicts of interest, impaired the value of Green Sapphire’s assets, slandered the title of the St. Barth’s Property, and ultimately allowed BNW to gain an interest in this property, to the detriment of Alpha Carta, Green Sapphire’s largest creditor.

680. BNW’s actions, through R.G. Brownell, regarding Proton Green and Cyber App constitute a breach of the contract.

681. R.G. Brownell’s actions throughout this Complaint constituted a breach of the contract.

682. Throughout the course of the performance of the contract, BNW acted contrary to the best interests of Alpha Carta by trying to devalue the property owned by Alpha Carta so that it could fraudulently acquire.

PRAYER FOR RELIEF

WHEREFORE, Plaintiffs respectfully request that this Court enter judgment in their favor and grant the following relief:

1. Compensatory Damages: Award Plaintiffs compensatory damages in an amount to be determined at trial, including, but not limited to, losses from fraudulent transactions, unauthorized transfers, lost business opportunities, reputational harm, and investigative costs, estimated to exceed \$10 million.
2. Treble Damages: Pursuant to 18 U.S.C. § 1964(c) under the Racketeer Influenced and Corrupt Organizations Act (RICO), award Plaintiffs treble damages for the financial losses incurred due to Defendants' pattern of racketeering activity, as alleged herein.
3. Punitive Damages: Award Plaintiffs punitive damages in an amount sufficient to punish Defendants and deter future similar misconduct, due to the egregious, willful, and malicious nature of the Defendants' conduct.
4. Declaratory Relief: Issue a declaratory judgment that Defendants' actions constitute violations of RICO, the Computer Fraud and Abuse Act, and other applicable federal and state laws, and that Plaintiffs are entitled to the relief requested herein.
5. Injunctive Relief: Grant permanent injunctive relief enjoining Defendants from further:
 - a. Engaging in any form of unauthorized access or cyber intrusions against Plaintiffs' electronic systems;
 - b. Disseminating defamatory statements or engaging in conduct that would damage Plaintiffs' reputations;
 - c. Interfering with Plaintiffs' business operations, transactions, or relationships;
 - d. Engaging in any further actions that constitute racketeering activity, as defined by 18 U.S.C. § 1961(1).
6. Constructive Trust: Impose a constructive trust over all funds, assets, and property

obtained by Defendants as a result of the fraudulent and unlawful conduct alleged in this Complaint, and direct Defendants to transfer such assets to Plaintiffs to prevent unjust enrichment.

7. Disgorgement: Order Defendants to disgorge all profits and benefits unjustly obtained through the fraudulent and unlawful activities described herein.
8. Attorneys' Fees and Costs: Award Plaintiffs their reasonable attorneys' fees, costs, and expenses incurred in this action, pursuant to applicable law, including but not limited to 18 U.S.C. § 1964(c) and other relevant statutes.
9. Pre- and Post-Judgment Interest: Award Plaintiffs pre-judgment and post-judgment interest on all amounts awarded, at the highest lawful rate, from the date of injury until the date of payment.
10. Other Relief: Grant such other and further relief as the Court may deem just and proper under the circumstances.

Respectfully submitted,

Dated: February 10, 2025

JURY DEMAND

Plaintiff hereby demands a trial by jury.

/s/ Marc P. Trent
Marc P. Trent (ARDC # 6324928)
Aaron R. Walner (ARDC # 6284207)
TRENT LAW FIRM, P.C.
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Attorneys for Plaintiffs

EXHIBIT 4

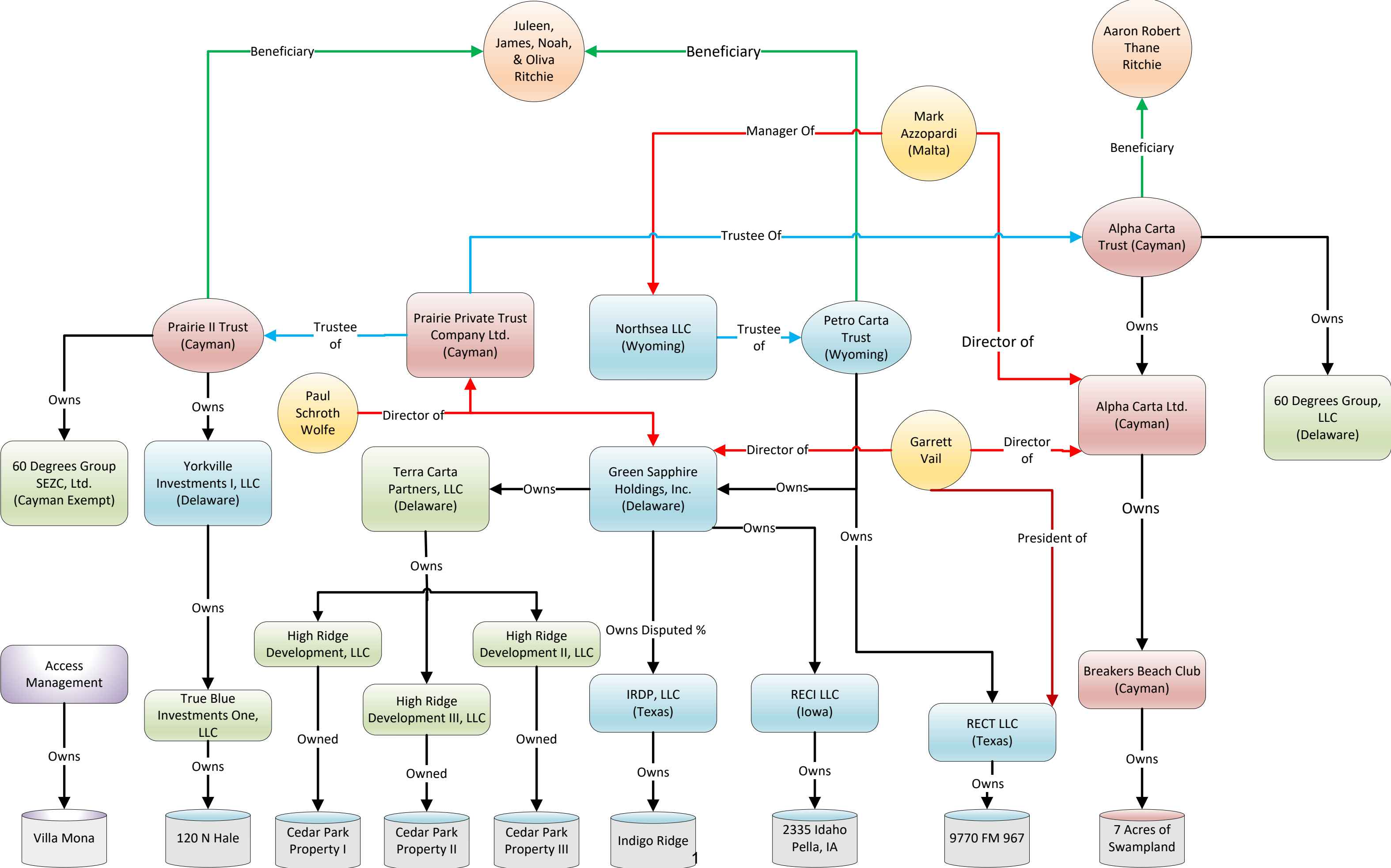


EXHIBIT 5

IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE

GLOBAL CAPITAL PARTNERS LLC and
ACCESS MANAGEMENT, S.A.S., INC.,

Plaintiffs,

v.

GREEN SAPPHIRE HOLDINGS INC.,

Defendant.

C.A. No. 2024-0877-JTL

AFFIDAVIT OF GARRETT VAIL

I, GARRETT VAIL, being duly sworn, depose and state as follows:

I. INTRODUCTION AND QUALIFICATIONS

1. I submit this affidavit in support of Alpha Carta, Ltd.’s Motion to Intervene to protect its legally enforceable creditor rights. Based on firsthand evidence and documentary records, I attest to the existence of a coordinated scheme to divert assets, evade financial obligations, and execute fraudulent conveyances that impair Alpha Carta’s ability to recover its debts. My review of business records in this matter provides me with knowledge of the fraudulent asset transfers at issue and breaches of fiduciary duty orchestrated to hinder, delay, and defraud Alpha Carta’s creditor rights.

2. I am a Director of Alpha Carta, Ltd. (“Alpha Carta”), an exempt company organized under the laws of the Cayman Islands, with its principal place of business

in Grand Cayman. I am also a Director of Green Sapphire Holdings, Inc. (“Green Sapphire”).

3. I have conducted a comprehensive review of corporate business records, financial statements, loan agreements, security filings, investigator reports, and legal documentation pertinent to this dispute.

4. Unless stated otherwise, the facts contained in this Affidavit are within my personal knowledge and are true and correct to the best of my knowledge and belief. Where matters are stated upon information and belief, I believe them to be true based on my review of the applicable records and documents.

II. ALPHA CARTA’S CREDITOR INTEREST AND FINANCIAL STAKE

5. Alpha Carta has been a creditor of Green Sapphire since at least 2019, with a current claim of approximately \$85 million. The increase in the amount of this claim since 2020 was not the result of mere financial distress, but rather a deliberate and concealed effort to extract money from the Petro Carta Trust and impair Alpha Carta’s creditor rights through fraudulent conveyances and financial misrepresentations.

6. Green Sapphire is a corporation organized under the laws of the State of Delaware. The shares of Green Sapphire are entirely owned by NorthSea, LLC, a Wyoming limited liability company, in its capacity as Trustee of the Petro Carta Trust, a Wyoming Trust.

7. Since at least 2019, Alpha Carta has been the exclusive source of funding for Green Sapphire's acquisition of investment-related property, including the purchase-money loan made in consideration for a promissory note in original amount of EUR 11,675,200 dated April 24, 2019 ("Villa Mona Note") that enabled Green Sapphire to purchase a villa located on AE 314, an approximately 12,760 square meter parcel in Colombier, Saint Barthélemy.

8. The loan agreement between Alpha Carta and Green Sapphire was further documented by that certain "**Amendment Number 1 to Loan Agreement and Note**", dated January 1, 2020.

9. Between January 2020 and February 2023, the debt Green Sapphire owed Alpha Carta ballooned to an amount in excess of \$70 million.

10. Starting in November 2021, Green Sapphire engaged in a series of fraudulent transfers, including the undisclosed conveyance of Green Sapphire's interest in the St. Barth Property to Access Management SAS, a French Corporation, in April 2022 in exchange for 439,750 shares. This transfer was made with the intent to circumvent Alpha Carta's right as a creditor, effectively placing Green Sapphire's most valuable asset beyond the reach of its largest creditor and in order to make the shares of Access Management SAS available as "collateral" for a fictitious loan in furtherance of a predatory asset-stripping scheme.

III. FRAUDULENT TRANSACTIONS AND ASSET DIVERSION

11. The transfer of key assets, including Green Sapphire's interest in the shares of Access Management S.A.S., Inc., were neither commercially reasonable nor made in good faith—they were covert maneuvers designed to strip Alpha Carta of its creditor remedies and place Green Sapphire's assets beyond its reach.

12. I am informed and believe that Global Capital Partners, LLC ("Global Capital") has initiated this action against Green Sapphire, the Borrower under the Loan Settlement Agreement with an "effective date" of February 7, 2024. I believe, however, that the Loan Settlement Agreement was not actually formed until long after February 7, 2024. This belief is based, in part, on the fact that on February 15, 2024, I participated in a lengthy Zoom call with Ryan Cicoski and others. During the call, Ryan Cicoski described the events leading up to the formation of the Loan and Security Agreement dated February 2, 2023, but failed to mention anything about the fact that he allegedly caused Green Sapphire to enter into a Loan Settlement Agreement about a week before the call. Additionally, Ryan Cicoski did not disclose that Green Sapphire had allegedly agreed to transfer its interest in 532,380 shares of a Delaware corporation named CYRB Inc. in connection with any Loan Settlement Agreement with Global Capital.

13. The Villa Mona Note contains an express choice of law and forum selection provision, requiring that all disputes arising out of or relating to the

promissory note be governed by the internal laws of the Cayman Islands, excluding its conflicts of law provisions.

14. The Villa Mona Note also contains a consent to jurisdiction clause, mandating that any disputes between the Lender and Borrower, whether arising in contract, tort, equity, or otherwise, be resolved exclusively in courts located in the Cayman Islands. The Borrower expressly waived any objection to jurisdiction in the Cayman Islands.

15. I am informed and believe that Global Capital's claims in this action were deliberately structured in order to impair Alpha Carta's rights to payment from Green Sapphire while Green Sapphire is insolvent. Based on the terms of the Villa Mona Note, any dispute between Alpha Carta and Green Sapphire arising from the Villa Mona Note must be litigated in the Cayman Islands.

16. Upon information and belief, Cicoski deliberately selected Delaware law to apply to the loan agreement between Green Sapphire and Global Capital Partners with the intent to deprive Alpha Carta of its bargained-for rights under the Villa Mona Note.

17. I am informed and believe that Alpha Carta has a direct and substantial interest in the outcome of this litigation that cannot be adequately protected unless it is permitted to intervene. Because the validity and effectiveness of the transfers of interest of Green Sapphire in property to Global Capital under the Pledge and

Security Agreement and Loan Settlement Agreement are at issue, Alpha Carta's rights to the property that is the subject of those transfers are in jeopardy unless Alpha Carta is allowed to intervene in this action. To the extent the alleged transfers of interest of Green Sapphire in property to Global Capital are found to have been legally effective, Alpha Carta is entitled to have those transfers set aside as fraudulent transfers within the meaning of Delaware's enactment of the Uniform Fraudulent Transfer Act and the value of the property applied in partial satisfaction of the debts Green Sapphire owed to Alpha Carta.

18. If Alpha Carta is not permitted to intervene, I am informed and believe that its creditors rights will be adversely affected in a proceeding where it's not a party. Based on their conduct to date it's foreseeable that Global Capital will misuse any judgments or orders issued by this court to gain a tactical advantage in litigation now pending in other jurisdictions.

19. I am further informed and believe that the individuals managing and benefiting from Global Capital's transactions with Green Sapphire include Nathan Smith, who was previously discredited for theft, conversion, breach of fiduciary duty, and embezzlement while acting as CFO and Director of the Trustee of the Petro Carta Trust and Director of the Trustee of the Alpha Carta Trust.

20. I am further informed and believe that Global Capital was formed as a Delaware Limited Liability Company by Robert Brownell on or about September 9, 2022.

21. Upon information and belief, in 2007, Brownell was sentenced to the statutory maximum of 240 months of prison for devising and executing a scheme to defraud the Bielinski Brothers Inc., a Wisconsin based residential and commercial construction company. See *United States vs. Robert Brownell* 05-CR-13 (ED Wis) (Document 159 filed 10-25-2007).

22. Nathan Smith, as a Cayman Island resident and a signatory of the Villa Mona Note, knew that Green Sapphire consented to personal jurisdiction in the Cayman Islands and would have known that Alpha Carta's contractual rights and creditor's remedies would be recognized and enforced under Cayman Islands law.

23. Upon information and belief, Smith, as a former insider of Green Sapphire actively conspiring with current insiders, also would have known that Green Sapphire was insolvent in January 2023 and that the alleged \$10 million loan from Global Capital to Green Sapphire, under the Loan and Security Agreement dated February 2, 2023, if enforceable, would deepen Green Sapphire's insolvency.

24. At no time between April 24, 2019 and February 2, 2023, did any creditor hold a valid lien or encumbrance on the Green Sapphire's interest in the real

property located in St. Barth's that was purchased with the proceeds of the Villa Mona Note.

25. Attached as Exhibit 1 is a true and correct copy of the Loan Arrangement Fee Agreement between Green Sapphire and BNW Family Office, LLC ("BNW Family Office") dated January 31, 2023. Under this agreement, signed on behalf of Green Sapphire only by Cicoski, Green Sapphire ostensibly agreed to pay BNW Family Office a \$1 million "Structuring Fee" and a \$1.6 million "Underwriting Fee" in consideration for services rendered in connection with the formation of the Loan and Security Agreement between Green Sapphire and Global Capital, dated February 2, 2023.

26. Attached as an exhibit to the proposed Verified Complaint of Alpha Carta is a true and correct copy of the Pledge and Security Agreement made as of February 16, 2023.

27. At the time of the execution and delivery of the Pledge and Security Agreement, on or about February 16, 2023, Green Sapphire was insolvent in the sense that the amount of its debts greatly exceeded the fair market value of its assets, including the Pledged Interests as defined in the Pledge and Security Agreement.

28. The Articles of Incorporation of Green Sapphire, formerly known as Organic Fuels Holding, Inc., provide that in transactions involving financial obligations in excess of One Hundred Thousand Dollars (\$100,000) must be

approved by a majority vote of the Board of Directors. The relevant provision states, as follows:

“No transaction, contract, or financial obligation exceeding One Hundred Thousand United States Dollars (USD \$100,000) shall be deemed valid or binding upon the Corporation unless ratified by a majority vote of the Board of Directors, as recorded in official corporate minutes.”

29. The Loan and Security Agreement between Global Capital and Green Sapphire dated February 2, 2023, was not approved by a majority vote of the Board of Directors of Green Sapphire and no such approval was ever recorded in official corporate minutes. Accordingly, I believe that the Loan and Security Agreement dated February 2, 2023, is not binding on Green Sapphire.

30. As of January 31, 2023, assuming *arguendo*, that the August 13, 2021 written consent which purports to appoint Ryan Cicoski had the same force and effect as a vote at a meeting of directors where a quorum was present, Green Sapphire had two Directors, namely, Ryan Cicoski, and Paul Wolfe. The Loan and Security Agreement between Global Capital and Green Sapphire dated February 2, 2023, was not approved by Paul Wolfe in his capacity as director.

31. To the extent the August 13, 2021 appointment of Ryan Cicoski was invalid on the ground that the written consent of NorthSea LLC dated as of August 13, 2021 was not signed by all Directors, Paul Wolfe was the only duly appointed

Director of Green Sapphire as of February 2, 2023, and he did not authorize Ryan Cicoski to exercise the Loan and Security Agreement between Global Capital and Green Sapphire dated February 2, 2023.

32. At the time the security interest was ostensibly granted to Globa Capital by Green Sapphire, the alleged \$10 Million loan from Global Capital to Green Sapphire was concealed from Paul Wolfe in his capacity as the Director of Green Sapphire.

33. The granting of a security interest in Green Sapphire's interest in the shares of Access Management S.A.S., Inc., a Florida Corporation, under the Pledge and Security Agreement was not approved by a majority vote of the Board of Directors of Green Sapphire.

34. As a result, Ryan Cicoski had no actual authority to execute and deliver the Pledge and Security Agreement dated as of February 16, 2023 to Global Capital.

35. Upon information and belief, the Pledge and Security Agreement and the related Loan and Security Agreement dated February 2, 2023, were part of a fraudulent "loan-to-own" scheme and/or "asset-stripping" scheme orchestrated by Robert G. Brownell, Nathan Smith, Ryan Cicoski, and their co-conspirators.

36. The security interest in Green Sapphire's interest in the shares of Access Management S.A.S., Inc. that was ostensibly granted to Global Capital under the Pledge and Security Agreement was granted with the actual intent to hinder,

delay, or defraud Alpha Carta by placing the shares of Access Management S.A.S., Inc. beyond the reach of Alpha Carta.

37. On information and belief, this scheme sought to obtain dominion and control over the real property located in St. Barth's that was owned by Vue Mer Signature Holdings by means of fraud, breach of fiduciary duty, aiding and abetting breach of fiduciary duty, and other wrongful conduct.

IV. FIDUCIARY BREACHES AND CONFLICTS OF INTEREST

a. Facilitation of Fiduciary Breaches by Global Capital and BNW Family Office

38. The business records of Alpha Carta demonstrates that Global Capital and BNW Family Office knowingly and substantially assisted Ryan Cicoski in breaching the fiduciary duties he owed to Green Sapphire, NorthSea, LLC, the beneficiaries of the Petro Carta Trust, and Alpha Carta.

39. Upon further review of financial records, I have identified multiple payments between April 2022 and February 2023 from BNW Family Office to an entity owned or controlled by Ryan Cicoski named Gold Dragon Consulting, LLC ("Gold Dragon") totaling at least Two Hundred Thousand Dollars (\$200,000). These payments were not disclosed in any financial reports and were structured as 'consulting fees' to obscure their true purpose—which was to obtain Cicoski's cooperation in facilitating fraudulent transfers and obstructing Alpha Carta's enforcement rights.

b. Bribes, Kickbacks and/or Financial Inducements to Facilitate Fraudulent Transactions

40. For example, in December 2022, BNW Family Office paid what has all the attributes of a bribe or a kickback in the amount of \$20,000 to Ryan Cicoski's Gold Dragon in order to induce Ryan Cicoski, in his capacity as Sole Director of 60 Degrees Group, to approve and false or inflated invoices submitted by BNW Family Office to Terra Carta Partners, LLC, ("Terra Carta") a wholly-owned subsidiary of Green Sapphire.

41. Shortly after BNW Family Office paid \$20,000 to Gold Dragon, BNW Family Office submitted an invoice for Terra Carta dated January 15, 2023, and a related "expensify report" to Stacey McHugh in her capacity as CFO of 60 Degrees Group SEZC, seeking reimbursement of the \$20,000 paid to Gold Dragon along with a number of other expenses. Upon information and belief, Ryan Cicoski and/or Stacey McHugh approved payment of BNW Family Office's invoice and caused BNW Family Office to be paid with money taken from Alpha Carta's bank account and recorded as a loan from Alpha Carta to Green Sapphire.

c. Concealment of the Fraudulent Scheme from Disinterested Directors and Trust Beneficiaries

42. This collusive, fraudulent invoice, kickback, and embezzlement scheme was concealed from Paul Wolfe in his capacity as director of Green Sapphire

and Mark Azzopardi, the only disinterested Director of NorthSea, LLC, as well as, the beneficiaries of the Alpha Carta Trust and the Petro Carta Trust.

43. Robert G. Brownell's knowledge of Green Sapphire's insolvency, and the fraudulent billing and kickback scheme that he was orchestrating between April 2022 and February 2023 should be imputed to BNW Family Office, an entity he owns and controls.

44. Robert G. Brownell's knowledge of Green Sapphire's insolvency, and the fraudulent billing and kickback scheme that he was operating between April 2022 and February 2023 should also be imputed to Global Capital, an entity he formed in September 2022, the LLC interests of which were owned by BNW Family Office until late January 2023.

45. In late January 2023, all of the membership interest of Global Capital were allegedly assigned to High Point SPV, Ltd., a Cayman Islands company owned by Nathan Smith. All of Brownell's knowledge of Green Sapphire's insolvency, and the fraudulent billing and kickback scheme he was operating should be imputed to Nathan Smith and High Point SPV, Ltd.

V. FRAUDULENT CONCEALMENT OF GREEN SAPPHIRE'S INSOLVENCY AND CREDITOR MISREPRESENTATIONS

a. Scheme to Conceal Insolvency and Shield Assets from Creditors

46. Upon information and belief, Ryan Cicoski, Robert G. Brownell, and Stacey McHugh had actual knowledge of Green Sapphire's insolvency in January

2023, and proceeded with the transactions with Global Capital with the intent to place Green Sapphire's assets beyond the reach of Alpha Carta.

47. Email communications between Global Capital and BNW Family Office, and Charles-Hubert Vanderberge show that Brownell, Smith, and Cicoski deliberately structured the Loan and Security Agreement with Global Capital in a way that concealed the transaction from Alpha Carta.

b. Fabricated Default to Justify Asset Stripping

48. On December 13, 2023, Global Capital allegedly transmitted a Notice of Default to Green Sapphire. To date, however, neither Global Capital, nor Ryan Cicoski have produced a copy of this alleged Notice of Default to Green Sapphire for inspection or copying.

49. According to the complaint filed in this action, the Notice of Default claimed that Green Sapphire was in default under a loan agreement with Global Capital for failure to pay a debt that matured on October 31, 2023.

50. According to the complaint filed in this action, the Notice further notified Green Sapphire that it had one day to agree to the terms of a standstill agreement.

51. As of December 13, 2023, Ryan Cicoski was the General Counsel to Green Sapphire and Alpha Carta, and he was one of two Directors of NorthSea, LLC, in its capacity as a trustee of the Petro Carta Trust, sole shareholder of Green

Sapphire, and guarantor of payment of Green Sapphire's alleged debt obligations under the loan agreement with Global Capital.

52. Ryan Cicoski failed to notify Paul Wolfe as his capacity as the Director of Green Sapphire and Mark Azzopardi as the other Director of NorthSea, LLC in its capacity as a trustee of the Petro Carta Trust, of Green Sapphire's alleged receipt of the Notice of Default and proposed standstill agreement.

c. Deliberate Non-Disclosure of Material Financial Events

53. Ryan Cicoski in his capacity as General Counsel of Alpha Carta, deliberately failed to disclose the Notice of Default and standstill agreement to Alpha Carta.

54. Upon information and belief, Ryan Cicoski failed to notify Alpha Carta of the Notice of Default that Global Capital allegedly sent to Green Sapphire on December 13, 2023, with the intent to deprive Alpha Carta of the opportunity of protecting its right to the payment of money in excess of \$70 million from Green Sapphire.

55. Despite knowing that Green Sapphire was insolvent, former Director Nathan Smith, General Counsel Ryan Cicoski, and CFO Stacey McHugh concealed this information from Alpha Carta and aided Global Capital's predatory strict foreclosure of its alleged security interest in 1,000 shares of Access Management S.A.S., Inc.

56. This alleged strict foreclosure was engineered to ensure that Green Sapphire's primary assets were stripped away at a fraction of their value, without notice to NorthSea, LLC or Alpha Carta.

57. Their actions were intended to place the shares beyond Alpha Carta's reach and enable Global Capital to take control over the real property located in St. Barth's owned by Vue Mer Signature Holdings, based on the false assertion that real property was owned by Access Management S.A.S., Inc., a Florida Corporation, all with the intent to hinder, delay, or defraud Alpha Carta.

VI. COURT INTERVENTION IS NECESSARY TO PREVENT CONTINUED FRAUD

58. Based on my review of business records of Alpha Carta, and Green Sapphire, I am informed and I believe that at all relevant times, between August 13, 2023 and February 21, 2024, Ryan Cicoski, in his capacity as alleged Director of Green Sapphire, General Counsel for both Green Sapphire and Alpha Carta, and Director of NorthSea, LLC, in its capacity as trustee of the Petro Carta Trust, owed fiduciary duties to Green Sapphire, Alpha Carta, and the beneficiaries of the Petro Carta Trust under applicable law.

59. I believe that trustees are required to act with undivided loyalty, full transparency, and absolute fidelity to the beneficiaries. My understanding is that the law dictates that trustees must avoid conflicts of interest, disclose material financial

transactions relating to property held in trust to the beneficiaries, and ensure that the property held in trust is prudently managed solely for the benefit of the beneficiaries.

60. The expectation that Ryan Cicoski would abide by these heightened fiduciary duties was essential to the Petro Carta Trust structure and the Alpha Carta, Trust structure of which Green Sapphire and Alpha Carta were integral components.

61. The business records of Green Sapphire and Alpha Carta reveal that Ryan Cicoski systematically repeatedly violated his fiduciary obligations by engaging in multiple conflicts of interest. Among these was the corrupt “consulting agreement” between Gold Dragon and BNW Family Office, which served as a vehicle for improper financial gain.

62. Beyond this, Ryan Cicoski engaged in systematic self-dealing and other disloyal conduct, including orchestrating unauthorized property transfers, concealing material facts, and prioritizing third-party interests over the trust and its beneficiaries. For example, in September 2023, Ryan Cicoski, Robert Brownell, and Mark Azzopardi travelled, at great expense to Alpha Carta, to Fiji for the alleged purpose of developing a business opportunity for Alpha Carta. In fact, however, this trip was a boondoggle. Upon information and belief, during the course of the trip Brownell was soliciting the interest of both Ryan Cicoski and Mark Azzopardi in leaving their current positions and taking positions with the BNW Family Office.

63. On or about November 13, 2023, Ryan Cicoski drafted and signed a letter agreement that purports to be an amendment to the March 2019 employment agreement between Ryan Cicoski and 60 Degrees Group SEZC, Ltd., (“Cicoski Severance Agreement”). Attached as Exhibit 2 is a true and correct copy of the Cicoski Severance Agreement. Under the terms of the Cicoski Severance Agreement that Cicoski “negotiated” with himself, 60 Degrees Group SEZC, Ltd. ostensibly agreed to pay Cicoski severance compensation in the amount of \$2,500,000.

64. On or about September 21, 2023, Cicoski executed a Promissory Note in the original principal amount of \$750,000 dated “As of September 21, 2023” made payable by Green Sapphire to Ryan Cicoski (“Cicoski Note”). Attached as Exhibit 3 is a true and correct copy of the Cicoski Note.

65. The self-dealing evidenced by the Cicoski Severance Agreement and the Cicoski Note were clear violations of his fiduciary duties, demonstrating a pattern of defalcation in a fiduciary capacity leading up to the alleged formation of the “Loan Settlement Agreement” supposedly “effective” as of February 7, 2024.

66. Upon information and belief, Ryan Cicoski had actual knowledge of the Notice of Default that Global Capital allegedly sent to Green Sapphire on December 13, 2023 and deliberately failed to cause Green Sapphire to respond to the Notice of Default and the proposed standstill agreement before the deadline imposed by Global Capital. Additionally, Cicoski failed to notify NorthSea, LLC in

its capacity as trustee of the Petro Carta Trust, sole shareholder of Green Sapphire, and alleged guarantor of payment of Green Sapphire's alleged debt obligations to Global Capital. His inaction ensured that Green Sapphire did not contest Global Capital's enforcement of its alleged creditor rights or remedies or negotiate the terms of any partial satisfaction of the debt allegedly secured by a security interest in Green Sapphire's interest in shares of Access Management S.A.S, Inc., by means of a strict foreclosure. Cicoski's failure to notify NorthSea, LLC of the alleged Notice of Default and the subsequent strict foreclosure deprived NorthSea, LLC of its right to protect the value of its interest in the shares of Green Sapphire.

67. These failures knowingly and substantially assisted Global Capital's alleged strict foreclosure of its alleged security interest in 1,000 shares of Access Management S.A.S., Inc. and its subsequent claim of ownership of real property located in St. Barth's owned by Vue Mer Signature Holdings. The logical and foreseeable consequences of Cicoski's failure to notify NorthSea, LLC or Alpha Carta of the Notice of Default allegedly issued by Global Capital was to place Green Sapphire's interest in the shares of Access Management S.A.S., Inc. beyond the reach of Alpha Carta, depriving it of its rightful claims and furthering the fraudulent asset extraction scheme orchestrated by Robert Brownell and Nathan Smith.

68. In the complaint filed in this action, Global Capital alleges that on December 15, 2023, it acquired Green Sapphire's entire interest in 1,000 shares of

Access Management S.A.S., Inc. and other “Collateral” as defined in the Loan Settlement Agreement effective February 7, 2024, by means of “exercising its rights under the Loan and Security Agreement, dated February 2, 2023.

69. The Loan and Security Agreement, dated February 2, 2023, however, does not grant Global Capital the right to take ownership of Green Sapphire’s entire interest in the in 1,000 shares of Access Management S.A.S., Inc. without a public sale or private sale in accordance with the terms of the Pledge and Security Agreement dated February 16, 2023.

70. I am informed and I believe based on my review of the business records of Green Sapphire, that Green Sapphire never consented to Global Capital’s acceptance of the shares of Access Management S.A.S., Inc. in partial satisfaction of any alleged indebtedness, the payment of which was allegedly secured by a valid and enforceable UCC Article 9 security interest in Green Sapphire’s interest in the shares of Access Management S.A.S., Inc. as required by Delaware’s enactment of UCC Section 9-620.

71. Additionally, upon information and belief, Global Capital failed to send Green Sapphire a proposal by which it would retain the shares of Access Management S.A.S., Inc. as partial satisfaction of any debt payment of which was secured by a valid and enforceable UCC Article 9 security interest on Green Sapphire’s interest on those shares.

72. To the extent that the alleged transfer of GS's entire interest in all the shares of Access Management S.A.S., Inc. to Global Capital on or about December 15, 2023, was legally effective, this transfer was made with actual intent to hinder, delay, and defraud creditors of Green Sapphire including Alpha Carta.

73. To the extent, Global Capital acquired Green Sapphire's entire right, title, and interest in and to shares of Access Management S.A.S., Inc., a Florida corporation, on or about December 15, 2023, Alpha Carta is the holder of a claim against Global Capital for avoidance of any such transfer of interest of Green Sapphire in property under Delaware's Uniform Fraudulent Transfer Act (6 Del. C. § 1304).

74. Robert G. Brownell, the founder of Global Capital has a documented history of financial fraud and related crime.

75. In 2005, Robert G. Brownell pled guilty to conspiracy to commit money laundering. Attached as **Exhibit 4**, is the true and correct copy of the Plea Agreement.

76. Upon information and belief, in 2000, Robert G. Brownell was sentenced to 240 months in federal prison for orchestrating a large-scale fraud scheme involving Bielinski Brother's Construction Co.

77. I believe that Robert G. Brownell orchestrated the formation of the fraudulent loan and security agreement between Global Capital and Green Sapphire and orchestrated the transfers of funds and other property and issue in this case using

the same pattern of bribery, grooming, fraud, deceit, and conspiracy that he engaged in the scheme that perpetrated in the Bielinski Brother's Construction, for which he received a sentence of the statutory maximum imprisonment of previous criminal schemes.

78. This pattern is present here, where Green Sapphire's insolvency was caused and exploited by insiders who were receiving bribes or kickbacks from BNW Family Office in consideration for engineering fraudulent transfers of interest of Green Sapphire's in property that unjustly enriched Global Capital, BNW Family Office, and their co-conspirators while hindering, delaying, or defrauding Alpha Carta and other creditors of Green Sapphire.

79. The Loan Settlement Agreement, effective as of February 7, 2024, which is attached as an Exhibit to the complaint of this action purports to cause Green Sapphire the transfer its interest in 532,380 shares of "Proton Green Stock" to Global Capital in satisfaction of an alleged obligation to pay a "Settlement Fee" to Global Capital.

80. This agreement was allegedly signed by Ryan Cicoski in his capacity as the sole Director of Green Sapphire and purports to release any and all "Claims" (as defined in the loan settlement agreement) Green Sapphire had against Global Capital as of the "Effective date" of the agreement.

81. At the time of the formation of this agreement, Green Sapphire was insolvent.

82. Upon information and belief, Green Sapphire received nothing of value in consideration for allegedly transferring its interest in shares of “Proton Green Stock” to Global Capital, and Tailwinds, Ltd and releasing any “Claims”.

83. On further information and belief, Ryan Cicoski caused these alleged transfers to be made with the actual intent to hinder, delay, defraud Alpha Carta in its capacity as a creditor of Green Sapphire.

84. To the extent that the alleged transfers of Green Sapphire’s interest in certain shares of “Proton Green Stock” to Global Capital and Tailwinds, Ltd. pursuant to the Loan Settlement Agreement, dated as of February 7, 2024, were legally effective, Alpha Carta is the holder of a claim for avoidance of such transfers as intentionally fraudulent transfers of interest of Green Sapphire’s property under Delaware’s Uniform Fraudulent Transfer Act (6 Del. C. § 1304).

85. I believe Alpha Carta has a substantial likelihood of success on the merits of its fraudulent transfer of avoidance claims against Global Capital and that Alpha Carta’s interest in these claims cannot be adequately protected by Green Sapphire in this action such that Alpha Carta should be allowed to intervene in this action to prevent Global Capital from further hindering, delaying, and defrauding Alpha Carta in its capacity as the creditor of Green Sapphire.

VII. ADDITIONAL EVIDENCE OF SMEAR CAMPAIGNS, AND WITNESS TAMPERING

a. Coordinated Fraudulent Activities and Legal Manipulation

86. Based on my comprehensive review of subpoenaed corporate records, investigative reports, forensic analyses, and affidavits—including findings from former FBI Special Agent Kevin Danford—I have direct knowledge indicating Robert Brownell (alias Robert Bigelow), Paul Whinnery (formerly Paul Schlieve), and Delaware attorney Ryan Cicoski have conducted a coordinated scheme involving fraudulent legal filings, unauthorized corporate transactions, deliberate misinformation campaigns, and witness intimidation tactics intended to obstruct creditor rights and improperly influence judicial processes.

b. Historical Background of Fraudulent Activities

87. Robert Brownell was individually convicted for the widely documented Bielinski Brothers fraud, involving falsified documents, fraudulent transactions, and systematic intimidation tactics. In that fraud, Brownell utilized attorney Michael Gral, who was convicted and incarcerated for lending false legitimacy to Brownell's schemes. Brownell has a habitual and routine practice of using a seemingly reputable "straight man", such as Michael Gral and Ryan Cicoski, to give fraudulent actions a false appearance of legitimacy. Paul Whinnery, though uninvolved in the Bielinski Brothers fraud, he drafted and filed a legal complaint in DuPage County, Illinois, under the assumed identity "Susan Essex", an entirely fictitious persona created

solely to defame, intimidate, discredit, and terrorize Paul Wolfe. Upon information and belief, Brownell and Whinnery met in prison and collaborated extensively after release.

c. Recent Smear Websites and Witness Intimidation

88. Immediately following the initiation of this litigation on October 4, 2024, Brownell and Whinnery created a defamatory smear website designed explicitly to:

- a.) Intimidate witnesses;
- b.) Obstruct truthful testimony;
- c.) Coordinate false witness testimony through public dissemination of fabricated narratives; and
- d.) Tortiously interfere with contractual relations.

89. My detailed review of subpoenaed ISP records, forensic data, and domain registrations obtained after litigation commenced confirms these allegations are false, fabricated, and malicious. These websites explicitly coordinate and intimidate by publicly setting false narratives for co-conspirators to align their testimony.

d. Whisper Campaigns and Witness Intimidation

90. Defendants systematically utilize whisper campaigns, spreading false narratives privately to intimidate potential witnesses. Their strategy consistently involves:

- a.) Publishing false narratives online and directing the attention of material witnesses to the online narratives;
- b.) Privately reinforcing misinformation through suggestive questioning;
- c.) Abusing anonymity to amplify misinformation and encourage vigilantism; and
- d.) Using these false narratives to facilitate further misconduct and intimidation.

e. My Personal Experience with Ryan Cicoski in 2023

91. Prior to litigation, in 2023, I personally experienced witness intimidation from Delaware attorney Ryan Cicoski. Attorney Cicoski represented certain defamatory allegations published anonymously online as factual. While I had serious doubts about Cicoski characterization, at that time, I had not yet reviewed the subpoenaed records and investigative analyses obtained later. Attorney Cicoski's representations were clearly intended to intimidate, confuse, and discourage my involvement in ongoing investigation to determine the identity of the people who were operating the website and to shut it down, as well as, anticipated future legal actions.

92. Although litigation had not yet been commenced, attorney Cicoski's attempt to discourage me from participating in the investigation of the identities of the people operating the website, through misinformation, was obvious and deliberate.

f. Escalation from Witness Intimidation to Witness Tampering After Litigation Commencement

93. Following the initiation of litigation in October 2024, I reviewed extensive subpoenaed records and investigative materials. This review confirmed attorney Cicoski's prior allegations were entirely fabricated.

94. Defendants' deliberate actions after litigation began—including launching defamatory smear websites, disseminating misinformation, and employing whisper campaigns—represent explicit witness tampering designed to influence, suppress, and alter truthful testimony.

95. Attorney Cicoski's misuse of professional authority mirrors attorney Michael Gral's criminal actions in the Bielinski Brothers fraud, reflecting deliberate escalation from intimidation into explicit witness tampering after litigation commenced.

g. Coordinated Efforts to Manipulate Testimony via Digital Engagement

96. On information and belief, counsel for attorney Cicoski and possibly others have actively directed potential witnesses toward defendants' defamatory websites, attributing increased visibility to automated Google alerts and search activities. This intentional digital engagement significantly enhances the prominence of defamatory content online, functioning explicitly to:

- a.) Intimidate and discourage truthful witness participation;
- b.) Coordinate false testimony by providing publicly accessible misinformation;
- c.) Facilitate co-conspirators' alignment of testimony without direct, traceable communications.

h. Robert Brownell's Documented Extreme Judicial Manipulation

97. Upon information and belief, Robert Brownell previously engaged in extreme judicial manipulation tactics, notably staging his own mugging by his son prior to sentencing in *United States vs. Robert Brownell* 05-CR-13 (ED Wis) (Clevert, Jr., J.) to illicitly influence judicial sympathy and obtain a continuance. Tragically, this deception ended in his son's suicide upon exposure.

98. Brownell's prior actions clearly demonstrate a willingness to use extreme deception, underscoring the seriousness of the witness intimidation and witness-tampering conduct.

i. Direct Intimidation of Witnesses Annelisa Gee and Mark Azzopardi

99. On information and belief, in early February 2024, attorney Ryan Cicoski and Robert Brownell directly contacted the material witness in this case, Annelisa Gee. Based on documented evidence, interviews, and investigative findings, they directed Gee's attention to the smear website, suggested that the individuals opposing them were "not good people", and urged her to "bow out", "lay low", and avoid speaking with anyone involved in these matters. Their clear intent was to intimidate Gee into silence and non-cooperation.

100. Similarly, based upon my review of records, interviews, and investigative findings, I believe that Brownell and Cicoski conducted analogous intimidation tactics directed at Mark Azzopardi, another material witness in this litigation. This consistent pattern demonstrates the existence of deliberate, ongoing strategy to silence key witnesses and parties through intimidation and misinformation.

j. Importance of Court Awareness of Coordinated Misconduct

101. The extensive documentation provided demonstrates a pattern of coordinated fraud, smear campaigns, witness intimidation, and witness tampering. The fact that this is an ongoing systematic effort is best shown by the creation, after two other websites were shutdown, of a new website on October 4th 2024, after this

case commenced, by Brownell, Whinnery, and attorney Cicoski. The similarity to historical cases involving Brownell underscores the seriousness of their ongoing efforts to obstruct judicial fairness through coordinated fraudulent narratives and intimidation tactics.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge and belief. Executed this 7th day of March, 2025.

Garrett Vail

GARRETT VAIL

Director, Alpha Carta, Ltd.

Sworn to and subscribed before me this 7th day of MARCH, 2025.

Notary Public

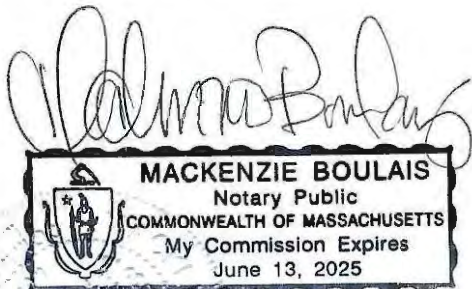


EXHIBIT 6

1 **IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE**

GLOBAL CAPITAL PARTNERS LLC and
ACCESS MANAGEMENT, S.A.S., INC.,

C.A. No. 2024-0877-JTL

Plaintiffs,

v.

GREEN SAPPHIRE HOLDINGS INC.,

Defendant.

2
3 **AFFIDAVIT OF MARK AZZOPARDI**

4 I, MARK AZZOPARDI, being duly sworn, depose and state as follows:

5 **I. INTRODUCTION AND QUALIFICATIONS**

6 1. I am a Director of Alpha Carta, Ltd. (“Alpha Carta”), an exempt
7 company organized under the laws of the Cayman Islands.

8 2. I was, and still am, also a Director of NorthSea, LLC, a Wyoming
9 limited liability company, in its capacity as Trustee of the Petro Carta Trust, which
10 is the sole shareholder of Green Sapphire Holdings, Inc. (“Green Sapphire”).

11 3. I have direct firsthand knowledge of the financial transactions,
12 corporate structures, and fraudulent asset transfers central to this litigation, based on
13 my personal review of records, direct participation in key events and the findings of
14 subsequent investigations.

15 4. In my capacity as a Director, I personally reviewed business records,
16 financial statements, legal documentation, and internal communications that confirm
17 what I now believe to be the misrepresentation and asset misappropriation
18 orchestrated by key individuals.

19 5. I submit this Affidavit in support of Alpha Carta's Motion to Intervene
20 in the above-captioned matter and to establish the facts set forth in the Findings of
21 Fact section of the Proposed Order Granting Alpha Carta's Motion to Intervene.

22 6. This affidavit presents a factual chronology establishing a pattern of
23 what I believe to be fraudulent activity, abuse of fiduciary obligations, and deliberate
24 financial misconduct that necessitates Alpha Carta's intervention.

25 7. My firsthand knowledge stems from direct participation in relevant
26 transactions, corporate oversight, and financial reviews and review of the findings
27 of investigations carried out by third parties..

28 **II. ALPHA CARTA'S CREDITOR STATUS AND**
29 **FINANCIAL INTEREST**
30

31 8. Based on my personal review of loan agreements and financial
32 statements, Alpha Carta is a creditor of Green Sapphire and is owed in excess of \$70
33 million. These funds were extended under binding financial agreements, yet I now
34 believe that fraudulent actors, including Cicoski and Smith, deliberately structured
35 transactions to erode Alpha Carta's security and impede its rights as a creditor. This
36 amount arises from multiple financial transactions including loan agreements, and

37 financial restructuring. This debt, growing since 2018, includes a 2019 purchase-
38 money loan to enable Green Sapphire to purchase the St. Barth's property (AE 314,
39 Colombier, Saint Barthélemy), and the extension of credit evidenced by the
40 'Amendment Number 1 to Loan Agreement and Note' signed by me on January 1,
41 2020, increasing credit from \$25 million to \$50 million.

42 9. My decision to execute the amendment was based on information
43 provided by Ryan Cicoski, who was acting in his capacity as General Counsel of
44 Alpha Carta and Green Sapphire.

45 10. I also relied on information provided by Nathan Smith, who was acting
46 in his capacity as Chief Financial Officer of 60 Degrees Group, SEZC, Ltd. ("60
47 Degrees Group").

48 11. Alpha Carta was a creditor of Green Sapphire for up to \$50 million
49 under the amended loan agreement. No security interest in Green Sapphire's assets
50 was granted to Alpha Carta and it was my believe at the time that Green Sapphire
51 had an equity cushion to support the repayment of debt to Alpha Carta, and that its
52 assets exceeded its debts.

53 12. No mortgage on the St. Barth Property was required as a condition for
54 the amendment increasing credit to \$50 million on January 1, 2020. Had full
55 disclosure been made, it would have been evident that such security was both
56 customary and necessary for an obligation of this magnitude. I now believe the

57 failure to secure payment of the debts owed by Green Sapphire to Alpha Carta by a
58 the mortgage on the St. Barth Property and/or a security interest in personal property
59 collateral was an intentional maneuver to facilitate the subsequent fraudulent
60 transfers of interest of Green Sapphire in property to Global Capital Partners.

61 13. I now believe that Ryan Cicoski may have actively misled me by
62 omitting critical financial risks, knowing that the absence of security would facilitate
63 subsequent fraudulent transactions against Alpha Carta's interests. He also did not
64 advise me that a mortgage on the St. Barth Property in favor of Alpha Carta should
65 be granted as a condition for amending the Loan Agreement.

66 14. From January 1, 2020, to February 7, 2024, no collateral was provided
67 to Alpha Carta to secure payment of the debts owed to it by Green Sapphire. I now
68 suspect that this may have been due to the actions of Nathan Smith, Ryan Cicoski,
69 and Stacey McHugh in furtherance of a conspiracy to arrange the eventual predatory
70 Loan and Security Agreement with Global Capital Partners which is a subject of this
71 action.

72 15. On August 13, 2021, Ryan Cicoski, in his capacity as general counsel,
73 sent me a document that purports to remove Nathan Smith as sole director of Green
74 Sapphire and appoint himself as sole director, and requested me to sign it and return
75 it to him. I now believe that this document may have not been merely procedural, but
76 may have been a calculated move to consolidate control, sideline oversight, and

77 enable fraudulent financial dealings without the scrutiny of other directors or
78 stakeholders. I understood from what Ryan Cicoski told me that Nathan Smith's
79 malfeasance included theft, undisclosed compensation on account of outside director
80 positions, and self-dealing. In retrospect I now realise that Ryan Cicoski had a
81 conflict of interest arising from the fact that he was a director of NorthSea, LLC and
82 General Counsel to Green Sapphire and Alpha Carta Ltd. which was owed at least
83 \$50 Million by Green Sapphire as of August 13, 2021. Attached is **Exhibit A** is a
84 true and correct copy of Green Sapphire Inc. Written Consent of the Sole
85 Stockholder and the Board of Directors as of August 13, 2021.

86 16. Attached is **Exhibit B** is a true and correct copy of the Operating
87 Agreement of NorthSea, LLC. Section 15.9 requires that all business conducted by
88 Directors without a meeting must be memorialized by a written consent signed by
89 all directors in order to have the same force and effect of actions taken by Directors
90 at a meeting where a quorum is present. The Written Consent dated August 13, 2021
91 attached as **Exhibit A** is not signed by all directors of NorthSea LLC. I now believe
92 that this procedural deficiency was not an oversight, may have been part of a
93 deliberate pattern of avoiding accountability, ensuring decisions were made
94 unilaterally without adherence to governing documents. Accordingly, upon
95 information and belief, that Written Consent is invalid and lacks any force and effect.

17. In the course and scope of my tenure as a Director of Alpha Carta I became acquainted with an individual I knew as ‘Robert Bigelow’. In December 2022, I travelled from my home in Malta to Austin, Texas to meet with Ryan Cicoski, and also met Robert Bigelow. Ryan Cicoski failed to inform me that the real name of the person I knew as Robert Bigelow was actually Robert G. Brownell and that Robert G. Brownell had been convicted in 2005 in connection with an elaborate fraudulent invoice, kickback, and embezzlement scheme that was perpetrated on the Bielinski Brothers, Inc. in Wisconsin for which he received a statutory maximum sentence of 240 months in prison. I have it from reliable sources that he knew this at the time.

18. Cicoski’s concealment of the true identity of Robert Brownell was material, as Brownell’s criminal history directly implicated his ability to conduct lawful business transactions. This deception further facilitated fraudulent financial activity. Upon information and belief, the fraud scheme Bigelow/Brownell perpetrated on the Bielinski Brothers was substantially similar to the fraud he committed in this case. Brownell’s previous conviction involved financial deception, the use of aliases, and asset misappropriation—each of which was repeated in the fraudulent transactions involving Green Sapphire.

19. On January 4, 2023, I received a “WhatsApp” message from Ryan Cicoski informing me that he was working on an expedited transaction for the

116 alleged benefit of Green Sapphire and NorthSea, LLC that would involve a loan
117 from BNW Family Office (“BNW FO”).

118 20. The January 4, 2023 WhatsApp message from Ryan Cicoski states as
119 follows:

120 *“Hi Mark. Do you have a few minutes for a brief call today? I am working on*
121 *an expedited transaction for the benefit of Green Sapphire and NorthSea and*
122 *would like to run through some of the details with you.”*

123 21. This was the first time I heard about the proposed loan to Green
124 Sapphire.

125 22. The purpose of this loan, as I understood it from Ryan’s description,
126 was to avert a cash flow crisis if certain proceeds from the sale of property in
127 connection with the Calma transaction did not come in.

128 23. Ryan told me that Robert Bigelow or a related entity named BNW
129 Family Office, LLC was going to be the lender. However, Ryan did not inform me
130 that Green Sapphire Holdings, Inc. was insolvent or that it would be made insolvent
131 by the loan transaction with BNW Family Office, LLC.

132 24. I am also now aware of the inherent conflict of interest that Ryan
133 Cicoski had as a director of Green Sapphire at that time since he was General
134 Counsel to both Green Sapphire and Alpha Carta.

25. I reviewed business records showing that BNW FO made payments to Ryan Cicoski in an amount of more than \$200,000 from April 2022 to February 2023, disguised as payment of consulting fees by BNW FO to Gold Dragon Consulting, LLC, an entity that I understand Ryan Cicoski formed and controlled. It also transpired that BNW then submitted invoices for reimbursement of these very same payments to 60 Degrees Group SEZC, Ltd. These payments, disguised as consulting fees, may have been direct financial inducements structured to ensure Cicoski's continued participation in fraudulent transactions.

26. Attached are **Exhibits Ci & Cii**, a true and correct copies of an invoice dated January 15, 2023 and related "Expensify Report" that BNW submitted to 60 Degrees Group SEZC, Ltd. which seeks reimbursement of, among other things, a \$20,000 payment BNW FO made to Gold Dragon Consulting, LLC on January 2, 2023.

27. On January 29, 2023, Ryan Cicoski sent me another WhatsApp message. In this message Ryan Cicoski requested me to sign and return a document entitled 'Unanimous Consent of Directors of NorthSea LLC' dated as of January 29, 2023.

28. Ryan Cicoski's January 29, 2023 WhatsApp message reads as follows:

"Hope you are well. And sorry for all the interruptions and signatures this weekend. I hope this is the last one. I've attached a document that requires

155 *both our signatures - this is to ensure the \$10 million loan comes in. There*
156 *were some more challenges and hiccups - the terms are the same, but the loan*
157 *is being provided by a different group that Robert's family has worked with -*
158 *and Robert's family is guaranteeing the loan. If you have a moment, would*
159 *you mind signing next to my name on the attached and sending it back to me*
160 *on here? I think this should be the last document we need. Thanks again, sir. ”*

161 29. At the time, Ryan Cicoski did not inform me that he was planning to
162 cause Green Sapphire to enter into a loan arrangement fee agreement with BNW FO
163 under which Green Sapphire would agree to pay BNW FO a \$1 Million “Structuring
164 Fee” and a \$1.6 Million “Underwriting Fee” in connection with the proposed \$10
165 Million loan from Global Capital Partners LLC described in the Unanimous Consent
166 of Directors of NorthSea LLC dated as of January 29, 2023. I found out about this
167 fee agreement via subsequent investigations.

168 30. Ryan Cicoski also did not inform me that BNW FO owned 100% of the
169 LLC membership interest of Global Capital Partners LLC from the time of its
170 formation on September 9, 2022 until late January 2023 when BNW assigned those
171 LLC membership interest to an entity I understand was owned or controlled by
172 Nathan Smith named Highpoint SPV, Ltd.

173 31. If I had been told by Ryan Cicoski that BNW was going to receive a
174 \$2.6 Million in fees for arranging this loan, and if Ryan Cicoski told me that Robert

Bigelow was a convicted felon whose real name was Robert G. Brownell, and had Ryan Cicoski told me that Global Capital Partners LLC would be owned and controlled by Nathan Smith, as it later transpired during investigations, I believe that I would have never executed and delivered the Unanimous Consent of Directors of NorthSea LLC dated as of January 29, 2023 or any related documents.

32. I believe that Ryan Cicoski, in his capacity as general counsel to Green Sapphire and NorthSea LLC and in his capacity as a director of NorthSea LLC in his capacity as Trustee of the Petro Carta Trust had a fiduciary duty to disclose these material facts to me. In failing to disclose these facts to me, Ryan Cicoski breached those fiduciary duties and failed of his essential purpose as a Director of NorthSea LLC in its capacity as Trustee of the Petro Carta Trust.

33. In April 2022, without notice to NorthSea LLC in its capacity as Trustee of the Petro Carta Trust and sole shareholder of Green Sapphire, and without approval of the Board of Directors of Green Sapphire and without notice to Alpha Carta or other creditors of Green Sapphire, Ryan Cicoski orchestrated the transfer of Green Sapphire's interest in the St. Barth Property to Access Management S.A.S. Inc., a French Corporation (now Vue Mer Signature Holdings).

34. In retrospect, this acquisition was an essential part of what I now believe to be the scheme, the purposes of which may have been to put the St. Barth's

194 Property beyond the reach of Alpha Carta in its capacity as a creditor of Green
195 Sapphire.

196 **III. NATHAN SMITH'S ROLE AND**
197 **FIDUCIARY OBLIGATIONS**
198

199 35. As of January 12, 2018, Nathan Smith was the manager of Pradera PTC,
200 L.C. in his capacity as the Trustee of Petro Carta Trust. In that capacity, Smith
201 executed a Written Consent of the Sole Stockholder and the Board of Directors of
202 Organic Fuel Holdings, Inc by which Patrick Conway was removed as the sole
203 director of Organic Fuel Holdings, Inc and Nathan Smith was appointed as the sole
204 director of that corporation, which is now known as Green Sapphire Holdings, Inc.

205 36. In his capacity as sole director of Green Sapphire, Nathan Smith
206 executed the above referenced Amendment Number 1 to Loan Agreement and Note
207 dated January 1, 2020.

208 37. As of November 2021, Nathan Smith was a Director of Prairie Private
209 Trust Company, Ltd. in his capacity as the Trustee of the Alpha Carta Trust, the sole
210 shareholder of Alpha Carta Ltd.

211 38. In his capacity as the Chief Financing Officer (CFO) of 60 Degrees
212 SEZC Ltd. between January 1, 2020 and December 31, 2021, I believe that Nathan
213 Smith had actual knowledge of the nature and amounts of all debts owed by Green
214 Sapphire to Alpha Carta, Ltd.

39. As a fiduciary of the Alpha Carta Trust, a fiduciary of Petro Carta Trust, and a fiduciary of Green Sapphire, Nathan Smith had a duty to act for the benefit of the beneficiaries of the Alpha Carta Trust and the Petro Carta Trust, as well as a duty of loyalty and care to Green Sapphire and its shareholders. Upon information and belief, some of these fiduciary duties, especially duties arising from Cayman Islands law, continued after Nathan Smith was removed from his positions as a Director of the Trustee of Petro Carta Trust and a Director of the Trustee of Alpha Carta Trust up to the present time.

40. Upon information and belief, Nathan Smith breached his continuing fiduciary duties by improperly using and disclosing confidential information regarding the property of the Petro Carta Trust and Alpha Carta Trust for his personal pecuniary interests, including his interest in Global Capital Partners or related entities.

IV. RYAN CICOSKI'S TAKEOVER OF GREEN SAPPHIRE

41. At the time Ryan Cicoski requested me to execute a Written Consent that purports to replace Nathan Smith with Ryan Cicoski as the sole director of Green Sapphire, I understood that Nathan Smith was being removed for cause, including financial misconduct. What seemed to me like an effort to restore order instead, I now believe marked the inception of a scheme that would later reveal itself as a

seemingly coordinated effort to subvert fiduciary duties, manipulate corporate structures, and facilitate large-scale financial fraud and asset-stripping.

42. I now believe that Cicoski's removal of Nathan Smith and appointment of himself as the sole Director of Green Sapphire may have been the first overt act in furtherance of the conspiracy by and among Ryan Cicoski, Robert Brownell, Charles Mack, Nathan Smith and others to acquire the St. Barth's Property from Green Sapphire by means of a fraudulent and predatory Loan and Security Agreement.

43. On February 16, 2023, Ryan Cicoski sent me another WhatsApp message recommending that I sign and return a consent agreement for the "BNW loan", Ryan Cicoski's message reads:

"Hey Mark. Hope all is well with you. Just circulating one document for signature for the BNW loan. That has been bogged down over the security (St. Barths) and the difficulty of enforcing loans in French jurisdictions. The attached is a consent that both of us need to sign to domesticate the company that owns the property (Access Management) in Florida for jurisdictional purposes - which you can do, apparently, without reincorporating and causing significant tax issues. If you wouldn't mind signing and returning to me (tomorrow morning is fine – this won't finish until then anyway), I'd

253 *greatly appreciate it. Let me know if you have any questions. Thanks very*
254 *much, sir.”*

255 44. In reliance on Ryan Cicoski’s advice and with the belief that he was the
256 person most knowledgeable about the appropriate course of action under these
257 circumstances, I executed the written action and returned it to him.

258 45. Ryan Cicoski never disclosed the identity of the alleged lender, Global
259 Capital Partners, LLC (“Global Capital), to me.

260 46. Upon information and belief, it seems that Ryan Cicoski failed to
261 conduct any due diligence relating to Global Capital Partner LLC’s ability to make
262 a \$10 Million loan before he signed the Loan Security Agreement dated February 2,
263 2023.

264 47. I now also believe that Ryan Cicoski also kept the details relating to the
265 alleged \$10 Million loan and his requests for my signature off official corporate
266 records by requesting me to sign documents and return this via WhatsApp, possibly
267 thinking that I would delete my messages and/or forget about them. I however, kept
268 all of my Whatapp exchanges with Ryan Cicoski.

269 48. In early February 2024, when I first began discovering the truth about
270 these transactions, Ryan urged me to cease any and all communications with the
271 beneficial owner of the shares of Alpha Carta Ltd who was trying to contact me at
272 the Indeed I have a Whatsapp exchange with where Ryan Cicoski, seemingly in a

273 state of panic, is urging me to get off a call with the UBO. At the time I did not
274 understand why he would not want me to have contact with the UBO. My contact
275 with the UBO had been sparse during 2022 and 2023 but Ryan and I had a verbal
276 agreement that the UBO would be informed of anything that I sign. Indeed during
277 my visit to Texas in December 2022 I said that I would only sign documents on the
278 understanding that the UBO was informed of what I was signing.

279 49. Ryan Cicoski did not tell me that in December 2022 Robert Bigelow
280 had contacted Nathan Smith “for introductions to lenders” (as Dustin Springett
281 stated in his Reply Declaration dated February 3, 2025) or that Global Capital was
282 owned or controlled by Nathan Smith through a Cayman Islands company named
283 Highpoint SPV, Ltd, or otherwise.

284 50. If Ryan Cicoski had told me that Nathan Smith is involved in any way
285 with the proposed \$10 Million loan to Green Sapphire, I believe that I would not
286 have signed any documents related to the transaction.

287 51. Ryan Cicoski never informed me at the time he sent me the second
288 document entitled ‘Unanimous Consent of Directors of NorthSea LLC dated as of
289 February 15, 2023, that he had caused Green Sapphire to enter into a Loan
290 Arrangement Fee Agreement dated January 31, 2023, under which Green Sapphire
291 agreed to pay a \$1 million “Structuring Fee” and a \$1,600,000 “Underwriting Fee”

to BNW FO in consideration for arranging the “BNW loan” that was the subject of his February 16, 2023 WhatsApp Message described in Paragraph 45 above.

52. The document attached to the WhatsApp message was a copy of a February 15, 2023, Unanimous Consent of Directors of NorthSea, LLC for me to sign. This document refers to a \$10 million loan secured by the shares and properties of Access Management SAS.

53. This Unanimous Consent document purports to cause NorthSea LLC to authorize the domestication of Access Management SAS into a Florida corporation. Subsequent investigations show however, that the Articles of Domestication had already been filed in Florida on February 3, 2023, by Ryan Cicoski. Thus the Unanimous Consent document sent to me by Ryan Cicoski on February 16, 2023 was an attempt by Ryan Cicoski to manipulate corporate records and fraudulently manufactured approval by the directors of NorthSea LLC of an act already secretly taken by Ryan Cicoski.

54. At the time, I knew the person named Robert G. Brownell only by his alias, “Robert Bigelow” and I had no knowledge of his criminal history.

55. On information and belief, Ryan Cicoski knew that “Robert Bigelow” was not the real name of the person that I knew of that name and he failed to disclose it to me.

56. Had I known that “Robert Bigelow” was really Robert G. Brownell, the convicted felon of the Bielinski Brother’s Construction, I never would have executed any of the documents that Ryan Cicoski asked me to sign in 2023.

57. In September or October 2023, during a trip to Fiji, on what I believe was Alpha Carta-related business, “Robert Bigelow/Brownell” began seemingly grooming me, and when I eventually announced I would leave my position as a Director of Alpha Carta Ltd. he offered me to possibly take a position with BNW FO and mentioned that he intended to offer me a position..

58. At the time, I did not recognize the significance of this offer, but in retrospect, I realize that I was being groomed manipulated to go along with transactions that required significantly more due diligence on my part and for a role that would align with Robert Bigelow/ Brownell’s and Ryan Cicoski’s ongoing conspiracy to commit fraud and conversion ’s broader financial scheme.

59. I deeply regret my association with Bigelow/Brownell and the circumstances surrounding his efforts to recruit me.

60. I understand from speaking with Ryan Cicoski that Robert Bigelow/ Robert G. Brownell also offered him a job.

61. I now believe that Bigelow/Brownell was strategically placing Cicoski in a position of power to further his fraudulent activities.

62. Had I known about the fraudulent billing scheme and illicit payments that Bigelow/Brownell was making to Ryan Cicoski in 2022, I would have immediately notified the Ultimate Beneficial Owners (“UBOs”) of the Alpha Carta Trust and Petro Carta Trust.

63. I would have also taken other action to prevent these unethical dealings from adversely impacting the financial affairs of Green Sapphire and Alpha Carta.

64. Additionally, under no circumstances would I have taken any action to authorize anyone to cause Green Sapphire to enter into a \$10 million loan agreement with Global Capital Partners, LLC (“Global Capital”) or any other lender.

65. I now understand that as of January 31, 2023, Green Sapphire owed more than \$70 million to Alpha Carta and that the value of Green Sapphire’s assets at that time was no greater than \$67 Million under the above-referenced loan agreement.

66. I also now understand that the value of Green Sapphire’s assets as of January 31, 2023, was substantially less than the amount of its debts, making Green Sapphire insolvent as of that no later date than January 30, 2023.

V. FRAUDULENT TRANSFER OF THE ST. BARTH PROPERTY

67. In April 2022, without providing notice to Paul Wolfe, a director of Green Sapphire, or to me or Alpha Carta, Ryan Cicoski secretly caused Green

Sapphire to transfer its entire interest in the St. Barth Properties to Access Management S.A.S. Inc. (now known as Vue Mer Signature Holdings).

68. The transfer was made in exchange for certain shares of Access Management S.A.S. Inc. These shares had no equivalent value, making the transaction effectively a fraudulent conveyance designed to strip Green Sapphire of its assets while insulating them from creditors.

69. In February 2024, I discovered that in November 2021, Ryan Cicoski had secretly caused Green Sapphire to purchase 100% of the shares of Access Management S.A.S.

70. I was also not aware that Green Sapphire had transferred its entire interest in the St. Barth's Property to Access Management S.A.S. Inc. in April 2022.

71. I now believe that the April 2022 transfer of Green Sapphire's interest in the St. Barth Property to Access Management S.A.S. Inc. may have been designed to place the property beyond Alpha Carta's reach. Given the timing, the lack of disclosure, and the absence of a legitimate business purpose, I concluded that this transfer had the effect of hindering and delaying Alpha Carta's ability to enforce its rights as a creditor.

72. I believe the April 2022 transfer by Green Sapphire of its interest in the St. Barth's Property to Access Management S.A.S. was a material transaction that should have been disclosed by Ryan Cicoski to key stakeholders.

73. These include Paul Wolfe, in his capacity as Director of Green Sapphire and myself as Director of NorthSea LLC in his capacity as trustee of the Petro Carta Trust, the beneficiaries of the Petro Carta Trust, Alpha Carta as a creditor owed up to \$50 million by Green Sapphire, Praire Private Trust Company Ltd. in his capacity as the Trustee of the Alpha Carta Trust which holds legal title to 100% of the shares of Alpha Carta Ltd., and the beneficiary of the Alpha Carta Trust, a Cayman Islands Trust., which owns 100% of Alpha Carta's shares.

74. Upon information and belief, Ryan Cicoski may have intentionally concealed this transaction from all of these interested parties to avoid scrutiny and facilitate the broader fraudulent scheme, depriving them of their right to object, intervene, or take action to protect their interests.

75. The structure of this transaction, which resulted in Green Sapphire holding shares in Access Management S.A.S. Inc. instead of the real property in St. Barth's, may have been deliberately designed to facilitate a fraudulent scheme.

76. This arrangement diverted ownership Green Sapphire's interest in the real property of the property, making it easier to manipulate the collateral and consummate the fraudulent loan-to-own agreement formed in February 2023. obscure the true nature of the asset transfer.

77. This scheme enabled Green Sapphire's collusive pledge of its shares in Access Management S.A.S. Inc. to Global Capital Partners under the Pledge and

loan and Security Agreement dated February 16, 2023. It also set the stage for Global Capital's equally collusive strict foreclosure of that pledge on December 15, 2023, ensuring that the shares of Access Management S.A.S. Inc was placed beyond the reach of rightful creditors Alpha Carta in his capacity as the creditor of Green Sapphire Inc..

78. This is consistent with fraudulent asset-stripping schemes that typically use loan-to-own contractual arrangements to fraudulently transfer valuable corporate assets beyond the reach of legitimate creditors.

79. It also benefited BNW FO especially in connection with the Loan Arrangement Fee Agreement dated January 31, 2023, while strategically positioning Green Sapphire for an inevitable default on its alleged debt obligations to Global Capital.

80. By engineering this default, the scheme artificially created a strict foreclosure opportunity, allowing Global Capital to acquire Green Sapphire's shares in Access Management S.A.S. Inc. for far less than their actual value while preserving the opportunity for an additional windfall under the Loan Settlement Agreement based on the false premise that the strict foreclosure did not extinguish the entire amount of the debt Green Sapphire allegedly owed to Global Capital Partners as of December 15, 2023. This manufactured foreclosure was not a

legitimate financial transaction but a fraudulent method to transfer valuable assets to insiders while stripping Alpha Carta and other creditors of their rightful claims.

81. This deprived Green Sapphire and its creditors of the significant difference between the true value of the shares and the amount of the alleged debt, ensuring that assets were transferred at a deeply discounted and unjustified price.

82. The concealment, the lack of a legitimate business purpose, the fact that Ryan Cicoski receiving illicit payments from the BNW FO, the failure to disclose these material transactions to the directors of Alpha Carta, the failure to adhere to proper trust administration procedures, further support my belief that this transfer was made with the actual intent to hinder, delay, or defraud Alpha Carta

VI. INSOLVENCY OF GREEN SAPPHIRE

83. As of January 31, 2023, Alpha Carta remained a creditor of Green Sapphire with a legally enforceable right to repayment in the amount of at least \$70 million.

84. As of the same date, the fair market value of all assets owned by Green Sapphire did not exceed \$67 million, meaning that the company was insolvent.

85. As of January 31, 2023, Green Sapphire's assets were worth less than \$67 million against \$70 million owed to Alpha Carta, rendering it insolvent. Cicoski knew this in his roles as director, trustee, and counsel but concealed it from me and Wolfe, proceeding with the Global Capital loan.

86. The fact that Green Sapphire was insolvent as of January 31, 2023 was known to Ryan Cicoski, in his capacity as a Director and sole shareholder of Green Sapphire, General Counsel for both Green Sapphire and Alpha Carta, and sole director of 60 Degrees Group SEZC, Ltd.

87. Despite this knowledge, Ryan Cicoski proceeded with the loan and security agreement with Global Capital.

88. Ryan Cicoski did not inform me or Paul Wolfe that Green Sapphire was insolvent or would be made insolvent by the loan and security agreement with Global Capital.

VII. FRAUDULENT LOAN ARRANGEMENT FEE AGREEMENT

89. On January 31, 2023, BNW FO paid \$25,000 to Ryan Cicoski's shell company, Gold Dragon Consulting, LLC, ("Gold Dragon") ostensibly in consideration for consulting services that Gold Dragon allegedly provided to BNW FO.

90. Upon information and belief, this payment may actually have been a bribe or kickback paid by BNW FO to induce Ryan Cicoski to breach his fiduciary duties to Green Sapphire, NorthSea, LLC, Alpha Carta, and related parties.

91. As of January 31, 2023, I was unaware that BNW FO had paid \$20,000 to Gold Dragon for every month between April 2022 to December 2022.

92. On January 31, 2023, Cicoski executed a \$2.6 million Loan Arrangement Fee Agreement with BNW FO (\$1 million structuring, \$1.6 million underwriting) and a \$1.2 million Director's Services Agreement, coerced from Wolfe via threats of a defamatory lawsuit (Sussan Essex v. Paul Wolfe), without my knowledge. BNW FO paid McHugh's Terrace Shores over \$200,000 monthly, reimbursed by Alpha Carta's funds through McHugh's collusion with Cicoski.

93. When Cicoski, without notice to Paul Wolfe or me, executed a Loan Arrangement Fee Agreement between BNW FO and Green Sapphire, he obligated Green Sapphire to pay a \$1,000,000 "Structuring Fee" and a \$1,600,000 "Underwriting Fee," in connection with an anticipated \$10 million loan from Global Capital.

94. Ryan Cicoski failed to inform of the formation of the Loan Arrangement Fee Agreement between BNW FO and Green Sapphire.

95. Ryan Cicoski also failed to inform me that Global Capital was formed by Robert G. Brownell or BNW FO on September 9, 2022, and that BNW FO, owned 100% of the LLC membership interest of Global Capital until as late as January 29, 2023.

96. The fees payable to BNW FO under the Loan Arrangement Fee Agreement were excessive, commercially unreasonable, and added additional \$2.6

million debt to an already insolvent company that received nothing of value in exchange for taking on this debt.

97. In March 2024, I discovered that on January 31, 2023, Ryan Cicoski caused Green Sapphire to enter into a Director's Services Agreement, under which he was to receive \$1.2 million in compensation for director services over the following two years, despite the company being insolvent.

98. I am informed and believe that at the time of the formation of the Director's Services Agreement, Ryan Cicoski coerced Paul Wolfe to execute the agreement.

99. Ryan Cicoski coerced Paul Wolfe by informing him that a complaint had been filed in the 18th Judicial Circuit Court, DuPage County, Illinois, in an action captioned Sussan Essex vs. Paul Wolfe, which contained allegations of a breach of a prostitution contract and explicit, scurrilous, and defamatory allegations regarding Paul Wolfe's conduct and character.

100. Upon information and belief, Ryan Cicoski represented to Paul Wolfe that if he did not execute and deliver the Director's Services Agreement within fifteen (15) minutes, the Sussan Essex complaint would be publicized by opposing counsel in pending litigation that was the subject of settlement negotiations, which came to a head on January 31, 2023.

101. In November 2023, acting as a Director of NorthSea, LLC, I signed a written action removing Paul Wolfe as a Director of Green Sapphire based on Ryan Cicoski's advice. At that time, I believed this action was necessary and appropriate as I relied on Ryan Cicoski's representations. However, I later learned that Paul Wolfe was never informed of his removal when it happened. It is now clear that Ryan Cicoski orchestrated this removal to consolidate control over Green Sapphire, depriving Paul Wolfe of any opportunity to contest or respond.

102. Since February 2024, in the course of investigations into the loan and security agreement between Global Capital and Green Sapphire, I discovered that BNW FO made a series of monthly payments in excess of \$200,000 to Terrace Shores Group, LLC ("Terrace Shores").

103. Terrace Shores is a company owned and controlled by Stacey McHugh, who was the Chief Financial Officer of 60 Degrees Group SEZC, Ltd..

104. 60 Degrees Group SEZC, Ltd. provided administrative and executive function services to Alpha Carta including but not limited to managing its bank account at CIBC First Caribbean International Bank.

105. BNW FO later sought reimbursement from Terra Carta Partners, LLC, a company owned and controlled by Green Sapphire for all amounts BNW FO paid to Terrace Shores.

106. BNW FO attempted to obtain reimbursement by submitting invoices to 60 Degrees Group SEZC, Ltd., directed to the attention of Stacey McHugh.

107. Upon information and belief, Stacey McHugh may have colluded with Ryan Cicoski to approve BNW FO's invoices and paid BNW FO with funds debited from Alpha Carta's bank account.

108. Upon further information and belief, BNW FO's invoices and Terrace Shores may have been part of a much larger fraudulent billing scheme engineered and orchestrated by Robert G. Brownell.

VIII. MY REALISATION THAT SOMETHING WAS WRONG

109. On the 10th of February 2024 I received a call from the UBO of Alpha Carta. This was the first time I found out that Robert Bigelow was in fact Robert Brownell, and through another case we discussed on the call I realised that the UBO was not informed of certain transactions I had authorised upon Ryan Cicoski's advice.

110. I trusted Ryan Cicoski. He was the General Counsel for Alpha Carta, a fellow director on Northsea LLC and we spoke often and had an agreement that we would look out for each other.

111. During my call with the UBO of the 10th February 2024, Ryan Cicoski frantically tried to get me off the call through a series of Whatsapp messages. This was the first time I found his behaviour to be strange. He told me in the same

exchange that he had always kept me informed to the best of his ability, but also that there were things that he knew, but I didn't. It was an alarming contradiction.

112. On the 15th February myself and a number of others who had become involved in a number of investigation including one into the Green Sapphire loan, joined a call with Ryan Cicoski. He claimed on this call to also have been of the understanding that the UBO knew about the loan and confirmed that we had a verbal agreement to not sign anything the UBO did not know about.

113. Following the call of the 15th February Ryan Cicoski forwarded us the a copy of the loan agreement he signed (alone) for Green Sapphire with Global Capital Partners, around a year earlier. He signed the agreement alone despite the fact that Paul Wolfe was also a director on Green Sapphire at the time. He did so on the strength of the consent he asked me to co-sign with him in Jan/Feb 2023 as directors of Northsea LLC, sole shareholder of Green Sapphire. I now believe that we had no authority to authorize Ryan to sign for Green Sapphire alone because Green Sapphire articles require all directors to sign for any transactions above USD100,000. I now believe that we had no authority to over-ride Green Sapphire's articles.

114. It took me a long time to come to terms with the fact that Ryan Cicoski may have intentionally misled me, and sometimes I am not even sure I have come to terms with it. I trusted him and it did not want to believe that I had been effectively


544 duped. Going over our Whatsapp exchanges, with the benefit of what I now know,
545 it seems clear however that this is what happened.

546
547 I declare under penalty of perjury that the foregoing is true and correct to the best of
548 my knowledge and belief. Executed this 5th day of March, 2025.

549 **MARK AZZOPARDI**
550 Director, Alpha Carta, Ltd.

551
552 Sworn to and subscribed before me this 5th day of March, 2025.

553
554 Notary Public

Signature: 
Print: Mark J Azzopardi
Date: 5th March 2025

Oath or Affirmation:

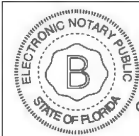
Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an oath or affirmation:

STATE OF FLORIDA


COUNTY OF Seminole

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 5th (numeric date) day of March (month), 2025 (year), by Mark Azzopardi (name of person making statement).

Notarized online using audio-video communication



Brandon Adkins
Electronic Notary Public
State of Florida
Commission #: HH562547
Commission Expires: 06/17/2028

Notary Signature: 
Notary Name: Brandon Adkins

Personally Known ☐ OR Produced Identification ☒

Type of Identification
Produced Republic of Malta Dr. License

EXHIBIT 7

LE 26/04/2023

1

Management S.A.S., in his capacity as director is hereby authorized to execute in the name and on behalf of the Company or Green Sapphire Holdings, Inc. or Access Management S.A.S whether under seal or otherwise, and to deliver any and all commitments, notes, mortgages, deeds of trust, assignment leases and rents, loan agreements, pledges or assignments or any other collateral, indemnities, certificates, affidavits, financing statements, applications, notices and other instruments or agreements or certificates of any kind or nature whatsoever and to take from time to time any other actions, which Ryan Cicoski shall in his discretion determine to be necessary or appropriate to effect the transactions contemplated by any such document or instrument, whether upon such terms or conditions set forth in such documents and instruments or upon such other terms and conditions as Ryan Cicoski shall in his discretion determine to be appropriate, and the execution and delivery of any document or instrument by Ryan Cicoski shall constitute conclusive evidence that the terms and conditions contained in said documents or instruments have been determined to be appropriate by Ryan Cicoski pursuant to this consent.

Resolved That, Ryan Cicoski as a director of NorthSea LLC, the trustee of the Petro Carta Trust, in his capacity as a director is hereby authorized to execute in the name and on behalf of the Trust whether under seal or otherwise, and to deliver any and all commitments, guaranties, indemnities, certificates, affidavits, financing statements, applications, notices and other instruments or agreements or certificates of any kind or nature whatsoever and to take from time to time any other actions, which Ryan Cicoski shall in his discretion determine to be necessary or appropriate to effect the transactions contemplated by any such document or instrument, whether upon such terms or conditions set forth in such documents and instruments or upon such other terms and conditions as Ryan Cicoski shall in his discretion determine to be appropriate, and the execution and delivery of any document or instrument by Ryan Cicoski shall constitute conclusive evidence that the terms and conditions contained in said documents or instruments have been determined to be appropriate by Ryan Cicoski pursuant to this consent.

Resolved That, any and all other actions heretofore taken by the Company to execute and deliver any agreements authorized by the foregoing resolutions, or to take any the actions authorized by the foregoing resolutions are hereby, approved ratified and confirmed in all respects.

Resolved That this Consent may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute a single document.

[Signature Page Immediately Follows]

This Unanimous Consent of the Directors of NorthSea LLC is executed as of February 15, 2023

NorthSea LLC, a Wyoming limited liability company

By: Ryan C. Cicoski
Name: Ryan Cicoski
Its: Director

By: Mark Azzopardi
Name: Mark Azzopardi
Its: Director

{F:/wpdocs/11045/13880/00311991.DOCX;}

EXHIBIT 8

LOAN AND SECURITY AGREEMENT

By and Between

Green Sapphire Holdings Inc., a Delaware corporation,
as Borrower and

Global Capital Partners LLC, a Delaware limited liability company,
as Lender,

Dated: As of February 2, 2023

Loan No.: 2023-1001

LOAN TERMS

Note Date:	As of February 2, 2023
Borrower:	Green Sapphire Holdings Inc., a Delaware corporation
Borrower Address:	1007 Orange Street, Wilmington, Delaware 19801
Original Principal Amount:	\$10,000,000.00 to be disbursed in two tranches: (i) First Tranche on January 31, 2023 and (ii) Second Tranche as soon as possible shortly thereafter
Applicable Interest Rate:	Ten Percent (10%) for 120 days
Maturity Date:	June 2, 2023

FINANCIAL REPORTING

Due	Reporting
Quarterly	Operating Statements Balance Sheet

GUARANTOR

Guarantor	The Petro Carta Trust dated October 27, 2014 BNW Family Office, LLC
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TABLE OF CONTENTS

Article 1.	DEFINITIONS.....	1
Section 1.1	Definitions.....	1
Article 2.	LOAN TERMS	7
Section 2.1	Agreement to Borrow and Lend	7
Section 2.2	Payments, Maturity, Fees.....	7
Section 2.3	Interest Rate	7
Section 2.4	Usury Laws	8
Article 3.	SECURITY INTEREST	8
Section 3.1	Grant of Security Interest.....	8
Section 3.2	Delivery of Certificates, Instruments; Financing Statement.....	9
Section 3.3	Release of Security Interest	9
Section 3.4	Borrower Remains Liable	9
Article 4.	REPRESENTATIONS AND WARRANTIES OF BORROWER.....	10
Section 4.1	Legal Status and Authority	10
Section 4.2	Status of Borrower	10
Section 4.3	Validity of Documents.....	11
Section 4.4	Litigation.....	11
Section 4.5	Financial Condition.....	11
Section 4.6	Business Purposes	11
Section 4.7	Taxes	11
Section 4.8	Title to Properties.....	12
Section 4.9	Compliance with Law	12
Section 4.10	Perfection	12
Section 4.11	Intellectual Property.....	12
Section 4.12	Environmental Representations and Warranties	12
Section 4.13	No Change in Facts or Circumstances	12
Section 4.14	Disclosure	13
Section 4.15	Legal Status of Subsidiary	13
Section 4.16	Subsidiary Assets	13
Section 4.17	Third Party Representations.....	13
Article 5.	BORROWER COVENANTS.....	13
Section 5.1	Maintenance of Collateral	13
Section 5.2	Rights of Borrower	14
Section 5.3	Business Conducted	14
Section 5.4	Payment of Taxes, etc	14
Section 5.5	Payment of Leasehold Obligations	15
Section 5.6	Compliance With Laws.....	15
Section 5.7	Books and Records	16
Section 5.8	Performance of Other Agreements	17
Section 5.9	Insurance	17

Section 5.10	Access to Property	17
Section 5.11	Litigation.....	18
Section 5.12	Dividends, Distributions and Management Fees	18
Section 5.13	Single Purpose Entity/Separateness.....	18
Section 5.14	Change of Name, Identity or Structure	19
Section 5.15	Business and Operations	19
Section 5.16	Environmental Covenants.....	19
Article 6.	TRANSFERS.....	20
Section 6.1	Transfers by Borrower	20
Article 7.	DEFAULTS; REMEDIES	21
Section 7.1	Defaults	21
Section 7.2	Right of Enforcement.....	22
Section 7.3	Rights of Sale.....	22
Section 7.4	Miscellaneous Rights of Lender	23
Section 7.5	Right to Cure Defaults	23
Section 7.6	Appointment of Lender Borrower’s Lawful Attorney	24
Article 8.	INDEMNITY	24
Section 8.1	Indemnity	24
Article 9.	WAIVERS	24
Section 9.1	Marshalling and Other Matters	24
Section 9.2	Waiver of Notice.....	25
Section 9.3	Waiver of Statute of Limitations.....	25
Section 9.4	Modification, Waiver in Writing	25
Section 9.5	Delay Not a Waiver	25
Section 9.6	Waiver of Trial by Jury	25
Section 9.7	Waiver of Counterclaim.....	26
Section 9.8	Waiver of Defense to Subrogation.....	26
Article 10.	GENERAL PROVISIONS	26
Section 7.01	Tax Indemnity	26
Section 7.01	Tax Indemnity	27
Article 10.	GENERAL PROVISIONS	28
Section 10.1	Notices	28
Section 10.2	Expenses	29
Section 10.3	Entire Agreement, Amendments and Waivers.....	29
Section 10.4	Further Assurances.....	29
Section 10.5	No Third Party Benefits	30
Section 10.6	Assigns.....	30
Section 10.6	Assigns	30
Section 10.7	Counterparts	31
Section 10.8	Governing Law	31
Section 10.9	Time of the Essence	31

Section 10.10	Severability	31
Section 10.11	JURISDICTION AND VENUE.....	31
Section 10.12	Acknowledgments.....	32
Section 10.13	Conflicts	32

LOAN AND SECURITY AGREEMENT

This Loan and Security Agreement (the "Agreement") is made as of February 2, 2023, by and among Green Sapphire Holdings Inc., a Delaware corporation, having an address at 1007 Orange Street, Wilmington, Delaware 19801 ("Borrower"; Organization No.: 4267001), and Global Capital Partners LLC, a Delaware limited liability company, having an address at 16192 Coastal Highway, Lewes, Delaware 19958.

In consideration of the mutual representations, warranties, covenants and agreements contained in this Agreement, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Article 1. - DEFINITIONS

Section 1.1 DEFINITIONS.

For all purposes of this Agreement, except as otherwise expressly required or unless the context clearly indicates a contrary intent:

"Affiliate" shall mean, as to any Person, any other Person that, directly or indirectly, is in control of, is controlled by or is under common control with such Person or is a director or officer of such Person or of an Affiliate of such Person. Control shall mean the power, directly or indirectly, to direct or cause the direction of the management or business of a Person by ownership, contract or otherwise.

"Applicable Laws" shall mean all existing and future federal, state and local laws, ordinances, governmental rules and regulations or court orders affecting or which may be interpreted to affect the Borrower.

"Bankruptcy Code" shall mean the United States Bankruptcy Code, 11 U.S.C. §101 *et seq.*,

"Business Day" shall mean a day on which Lender is open for the conduct of substantially all of its banking business at its office in the city in which the Note is payable (excluding Saturdays and Sundays).

"Casualty" shall mean damage or destruction by fire, earthquake, wind or other casualty.

"Collateral" shall have the meaning set forth in Article 3.

"Debt" shall mean the outstanding principal amount set forth in, and evidenced by, this Agreement and the Note together with all interest accrued and unpaid thereon and all other sums due to Lender in respect of the Loan evidenced by the Note, this Agreement or any other Loan Document.

"Default" shall mean the occurrence of any event hereunder or under any other Loan Document which, but for the giving of notice or passage of time, or both, would be an Event of Default.

"Default Rate" shall have the meaning set forth in the Note.

"Environmental Law" shall mean any present and future federal, state and local laws, statutes, ordinances, rules, regulations and the like, as well as common law, relating to protection of human health or the environment, relating to Hazardous Substances, relating to liability for or costs of Remediation or prevention of Releases of Hazardous Substances or relating to liability for or costs of other actual or threatened danger to human health or the environment; including, but not limited to, the following statutes, as amended, any successor thereto, and any regulations promulgated pursuant thereto, and any state or local statutes, ordinances, rules, regulations and the like addressing similar issues: the Comprehensive Environmental Response, Compensation and Liability Act; the Emergency Planning and Community Right-to-Know Act; the Hazardous Substances Transportation Act; the Resource Conservation and Recovery Act (including, without limitation, Subtitle I relating to underground storage tanks); the Solid Waste Disposal Act; the Clean Water Act; the Clean Air Act; the Toxic Substances Control Act; the Safe Drinking Water Act; the Occupational Safety and Health Act; the Federal Water Pollution Control Act; the Federal Insecticide, Fungicide and Rodenticide Act; the Endangered Species Act; the National Environmental Policy Act; the River and Harbors Appropriation Act and the Residential Lead-Based Paint Hazard Reduction Act.

"Environmental Liens" shall mean any lien or encumbrance imposed pursuant to any Environmental Law, whether due to the act or omission of Borrower or any other Person.

"Event of Default" shall have the meaning set forth in Section 7 of this Agreement.

"Excluded Taxes" shall mean any of the following taxes imposed on or with respect to the Lender or any other recipient of any payment to be made by or on account of any obligation of the Borrower hereunder or any other Loan Document, or required to be withheld or deducted from a payment to any such recipient, (a) income, net profits, or capital taxes imposed on or measured by net income, and franchise taxes imposed by the jurisdiction (or any political subdivision thereof) under the laws of which such recipient is organized or conducts business, in which its principal office is located or in which its applicable lending office is located; and (b) any branch profits taxes or any similar tax imposed by the jurisdiction where the Borrower is located.

"French/St. Barthelemy Counsel to Lender" shall mean, Pierre Kirscher of SELAS St-BARTHLAW, the legal counsel of the Lender advising the Lender under French and St. Bartholomew laws.

"First Tranche" shall mean the first drawdown under this Loan in an amount of at least Three Million United States Dollars (\$3,000,000).

"Fiscal Year" shall mean each twelve (12) month period commencing on January 1 and ending on December 31 during the term of the Loan.

"GAAP" shall mean generally accepted accounting principles in the United States of America as of the date of the applicable financial report.

"Governmental Authority" shall mean any court, board, agency, department, commission, office or other authority of any nature whatsoever for any governmental unit (federal, state, county, municipal, city, town, special district or otherwise) whether now or hereafter in existence.

"Guarantor" shall mean The Petro Carta Trust dated October 27, 2014 and BNW Family Office LLC, a Delaware limited liability company.

"Guaranty" shall mean that certain Guaranty of Payment to be issued by each of the Guarantors substantially in the form attached hereto as Exhibit B.

"Hazardous Substance(s)" shall mean any and all substances (whether solid, liquid or gas) defined, listed, or otherwise classified as pollutants, hazardous wastes, hazardous substances, hazardous materials, extremely hazardous wastes, contaminant or toxic substance or words of similar meaning or regulatory effect under any present or future Environmental Laws or that may have a negative impact on human health or the environment, including, without limitation, petroleum and petroleum products, asbestos and asbestos-containing materials, polychlorinated biphenyls, lead, materials containing lead based paint, mold or fungus which may pose a risk to human health or the environment, radon, radioactive materials, flammables and explosives.

"Indemnified Persons" shall mean: (a) Lender; (b) any prior owner or holder of the Loan; (c) any subsequent owner or holder of the Loan; (d) any receiver or other fiduciary appointed in a foreclosure or other bankruptcy, insolvency, reorganization, conservatorship or other relief with respect to debts or similar proceeding; (e) any officers, directors, shareholders, partners, members, employees, agents, servants, representatives, contractors, subcontractors, affiliates or subsidiaries of any and all of the foregoing; and (f) the heirs, legal representatives, successors and assigns of any and all of the foregoing (including, without limitation, any successors by merger, consolidation or acquisition of all or a substantial portion of the Indemnified Person's assets and business), in all cases whether during the term of the Loan or as part of or following a foreclosure.

"Indemnified Taxes" shall mean (a) Taxes other than Excluded Taxes; and (b) to the extent not otherwise described in the foregoing Clause (a), Other Taxes. For clarity, "Indemnified Taxes" shall include without limitation any U.S. federal withholding Tax which is imposed on amounts payable to or for the account of Lender under this Agreement or any other Loan Document.

"Internal Revenue Code" or "Code" shall mean the Internal Revenue Code of 1986, 26 U.S.C. §1 *et seq.*, as amended, as it may be further amended from time to time, and any successor statutes thereto, and applicable U.S. Department of Treasury regulations issued pursuant thereto in temporary or final form.

"Legal Opinion of French/St. Barthelemy Counsel" shall mean the legal opinion or advice of French/St. Barthelemy counsel to the Lender confirming the validity of the Pledge and the perfection of the first priority mortgage on the Properties.

"Legal Opinion of U.S. Counsel" shall mean the legal opinion or advice of U.S. Counsel to the Lender confirming the validity of this Agreement, the Note and the other Loan Documents governed by Delaware law.

"Legal Requirements" shall mean all obligations imposed by all statutes, laws, rules, orders, regulations, ordinances, judgments, decrees and injunctions of Governmental Authorities affecting the Borrower, whether now or hereafter enacted and in force, and all permits, licenses, authorizations and regulations relating thereto.

"Lien" shall mean any mortgage, deed of trust, lien, pledge, hypothecation, assignment, security interest, or any other encumbrance, charge or transfer of, on or affecting Borrower, the Collateral, any portion thereof or any interest therein, including, without limitation, any conditional sale or other title retention agreement, any financing lease having substantially the same economic effect as any of the foregoing, the filing of any financing statement, and mechanic's, materialmen's and other similar liens and encumbrances.

"Loan" shall mean the loan made by Lender to Borrower pursuant to this Agreement.

"Loan Amount" shall mean an amount equal to Ten Million and 00/00 Dollars (\$10,000,000.00).

"Loan Documents" shall mean, collectively, this Agreement, the Note, the Guaranty, the Pledge and any and all other documents, agreements and certificates executed and/or delivered in connection with the Loan, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time.

"Loan to Value Ratio" shall mean the ratio, expressed as a percentage of (i) the actual outstanding aggregate amount of the Loan at the time of calculation to (ii) the appraised value of the Property based upon an updated appraisal at the time of calculation.

"Losses" shall mean any and all claims, suits, liabilities (including, without limitation, strict liabilities), actions, proceedings, obligations, debts, damages, losses, costs, expenses, fines, penalties, charges, fees, judgments, awards, amounts paid in settlement of whatever kind or nature (including but not limited to legal fees and other costs of defense).

"Material Adverse Effect" shall mean any event or condition, alone or when taken with other events or conditions or conditions existing or occurring concurrently with such event or condition has or is reasonably expected to have a detrimental effect on:

- (a) the business, operations, conditions (financial or otherwise), assets, liabilities, prospects or properties of Borrower;
- (b) the validity or enforceability of this Agreement or any other Loan Document;
- (c) the ability of Borrower to pay or perform the obligations;
- (d) the Collateral, the liens of Lender in and to the Collateral or the priority of Lender's liens, or
- (e) the ability of Lender to enforce its rights and remedies under this Agreement.

"Maturity Date" shall mean June 2, 2023.

"Note" shall mean that certain promissory note of even date herewith in the principal amount of Ten Million and 00/00 Dollars (\$10,000,000.00), made by Borrower in favor of Lender, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, substantially in the form attached hereto as Exhibit A.

"Obligations" shall mean:

- (a) payment of the indebtedness from Borrower to Lender and all other liabilities and obligations of every kind or nature whatsoever of Borrower to Lender;
- (b) the payment of all amounts advanced by Lender to preserve and protect the Collateral and defend its rights in the Collateral; and
- (c) observance and performance of all of Borrower's other obligations to perform acts or refrain from taking any action under this Agreement, the Note and the other Loan Documents.

"Organizational Documents" shall mean the charter, articles of incorporation and bylaws and any other agreements affecting the rights, limitations, preferences or obligations of an owner with respect to the entity.

"Other Taxes" shall mean any and all present or future stamp, recording, filing, documentary or similar taxes or any other excise or property taxes, charges or similar levies arising from any payment made hereunder or under any other Loan Document or from the execution, delivery or enforcement of, or performance under or otherwise with respect to, this Agreement or any other Loan Document.

"Permitted Liens" shall mean collectively:

- (a) the Lien and security interests created by the Loan Documents;
- (b) Liens, if any, for Taxes imposed by any Governmental Authority not yet due or delinquent.

"Person" shall mean any individual, corporation, partnership, joint venture, limited liability company, estate, trust, unincorporated association, any federal, state, county or municipal government or any bureau, department or agency thereof and any fiduciary acting in such capacity on behalf of any of the foregoing.

"Pledge" shall mean that certain Pledge Agreement between the Borrower and the Lender providing for a pledge of the Pledged Interests under French Law, substantially in the form attached hereto as Exhibit C.

"Pledged Interests" shall mean the shares of stock of Access Management, SAS.

"Property" or "Properties" shall mean two real estate properties owned by Access Management, SAS, in the island of St. Barthelemy, the Caribbean, including one villa and land in Plot AE 314 in Colombier and the land parcel in Plot AI 220 in Saint-Jean, identified in more detail in Exhibit D.

"Release" of any Hazardous Substance shall mean any release, deposit, discharge, emission, leaking, spilling, seeping, migrating, injecting, pumping, pouring, emptying, escaping, dumping, disposing or other movement of Hazardous Substances.

"Remediation" shall mean:

- (a) any response, remedial, removal, or corrective action, any activity to cleanup, detoxify, decontaminate, contain or otherwise remediate any Hazardous Substance;
- (b) any actions to prevent, cure or mitigate any Release of any Hazardous Substance;
- (c) any action to comply with any Environmental Laws or with any permits issued pursuant thereto; or
- (d) any inspection, investigation, study, monitoring, assessment, audit, sampling and testing, laboratory or other analysis, or evaluation relating to any Hazardous Substances.

"Scheduled Payment Date" shall have the meaning set forth in the Note.

"Second Tranche" shall mean the second and final drawdown under this Loan in an amount of at up to Seven Million United States Dollars (\$7,000,000).

"Subsidiary" shall mean Access Management SAS, an entity wholly owned by Borrower and organized under French law.

"Taxes" shall mean any and all present or future income, stamp, property, and/or other taxes, levies, imposts, duties, deductions, charges, fees or withholdings imposed, levied, withheld or assessed by any Governmental Authority, together with any interest, additions to tax or penalties imposed thereon and with respect thereto.

"Transfer" shall mean any direct or indirect sale, conveyance, mortgaging, grant, alienation, encumbrance, pledge, assignment or other transfer of the shares of stock, membership or limited liability company interests, or partnership interests of Borrower or any part thereof, or interest therein, or agreement to do any of the foregoing, whether voluntary or involuntary, and shall be deemed to include:

- (a) an installment sales agreement wherein Borrower agrees to sell for a price to be paid in installments;
- (b) if Borrower or any general partner or managing member (or if no managing member, any member or non-member manager) of Borrower is a corporation, any merger or consolidation, the voluntary or involuntary sale, conveyance, transfer or pledge of such corporation's stock (or the stock of any corporation directly or indirectly controlling such corporation by operation of law or otherwise) or the creation or issuance of new stock such that, in any such event, an aggregate of more than forty-nine percent (49%) of such corporation's stock shall be transferred, whether in one or a series of transactions;
- (c) if Borrower or any general partner or managing member (or if no managing member, any member or non-member manager) of Borrower is a limited or general partnership or joint venture, any merger or consolidation, the change, removal, resignation or addition of a general partner or joint venturer or the transfer or pledge of the partnership interest of any general partner or joint venturer or any profits or proceeds relating to such partnership or joint venture interest;

(d) if Borrower or any general partner or managing member of Borrower is a limited liability company with a managing member, any merger or consolidation, the change, removal, resignation or addition of a managing member or the transfer of the membership interest of a managing member or any profits or proceeds relating to such managing membership interest or the transfer, change, removal, resignation or addition of any member such that an aggregate of more than forty-nine percent (49%) of the membership interests in such limited liability company shall be transferred, whether in one or a series of transactions; and

(e) if Borrower or any general partner or managing member of Borrower is a limited liability company without a managing member, any merger or consolidation, the change, removal, resignation or addition of any non-member manager whatsoever, or the transfer, change, removal, resignation or addition of any member such that an aggregate of more than forty-nine percent (49%) of the membership interests in such limited liability company shall be transferred, whether in one or a series of transactions.

"UCC" or "Uniform Commercial Code" shall mean the Uniform Commercial Code as in effect in the State of Delaware.

"U.S. Counsel to Lender" shall mean, Nelson Mullins, legal counsel to the Lender advising the Lender on Delaware law aspects of the Loan Documents governed by Delaware law.

Article 2. - LOAN TERMS

Section 2.1 AGREEMENT TO BORROW AND LEND.

(a) Borrower agrees to borrow from Lender and Lender agrees to lend to Borrower an amount equal to the Loan Amount in two tranches, the First Tranche to occur on January 31, 2023 and the Second Tranche to occur as soon as possible shortly thereafter, on the terms of and subject to the conditions of the Loan Documents including, without limitation Lender receiving the Legal Opinion of French/St. Barthelemy Counsel and the Legal Opinion of U.S. Counsel.

(b) The Loan Amount shall be used by Borrower for refinancing maturing debt of the Borrower, general working capital and financing expenses.

Section 2.2 PAYMENTS, MATURITY.

(a) Payments, Generally. Payments of principal and interest shall be due and payable by Borrower to Lender as provided in the Note. The outstanding principal balance and all accrued and unpaid interest and any other amounts due under the Loan Documents shall be due and payable on the Maturity Date, if not sooner paid.

(b) Prepayments. During the term, the Loan may be repaid or prepaid, in whole but not in part, at any time and from time to time in strict accordance with the terms of the Note.

Section 2.3 INTEREST RATE.

(a) Interest Rate. The Loan shall bear interest at a rate of Ten Percent (10%) for One Hundred and Twenty (120) days as set forth in the Note. Interest shall be calculated on the basis of a 360-day year for the actual days elapsed.

(b) Default Rate. In the event that, and for so long as, any Event of Default shall have occurred, and to the extent permitted by law, all accrued and unpaid interest, the outstanding principal balance and any other amounts due under the Loan Documents shall accrue interest at the Default Rate, calculated from the date such payment was due without any grace or cure periods contained herein.

(c) Late Payment. If Borrower fails to pay any installment of interest or principal within five (5) days from the date when due, Borrower shall pay a late charge as provided in the Note.

Section 2.4 USURY LAWS. It is the intention of Borrower and Lender to conform strictly to usury and similar laws relating to interest which may from time to time be in force, and all agreements between Lender and Borrower, whether now existing or hereafter arising and whether oral or written, are hereby expressly limited so that in no contingency or event whatsoever, whether by acceleration of maturity hereof or otherwise, shall the amount paid or agreed to be paid in the aggregate to Lender as interest under the Loan Documents, or in any other document evidencing, securing or pertaining to the Debt, exceed the maximum permissible amount under applicable usury or such other laws (the "Maximum Amount"). If from any possible construction of any document, interest would otherwise be payable under any Loan Document in excess of the Maximum Amount, or in the event for any reason whatsoever any payment by or act of Borrower pursuant to the terms or requirements of any Loan Document shall result in the payment of interest which would exceed the Maximum Amount, then any such construction shall be subject to the provisions of this Section, and ipso facto such document shall be automatically reformed, without the necessity of the execution of any amendment or new document, so that the obligation of Borrower to pay interest or perform such act or requirement shall be reduced to the limit authorized under Applicable Laws, and in no event shall Borrower be obligated to pay any interest, perform any act, or be bound by any requirement which would result in the payment of interest in excess of the Maximum Amount. Any amount received by Lender in excess of the Maximum Amount shall, without further agreement or notice between or by any party hereto, be deemed applied to reduce the principal amount of the Note immediately upon receipt of such moneys by Lender, with the same force and effect as though Borrower had specifically designated such sums to be applied to principal prepayment. The provisions of this Section shall supersede any inconsistent provision of this Agreement or any other Loan Document.

Article 3. - SECURITY INTEREST

Section 3.1 GRANT OF SECURITY INTEREST. As security for (i) all indebtedness, obligations and liabilities of Borrower to Lender arising under, or in connection with, the Loan and the Loan Agreement, whether now existing or hereafter arising; (ii) all obligations and liabilities of Borrower to Lender arising under or in connection with this Agreement, whether now existing or hereafter arising; (iii) any and all sums paid by Lender in order to preserve the Collateral or its security interest therein; (iv) in the event of any proceeding for the collection or enforcement of any indebtedness, obligations or liabilities of Borrower referred to in clause (i), the expenses of retaking, holding, collection, preparing for sale, selling or otherwise disposing of or realizing on the Collateral, or of any exercise by Lender of its rights or remedies under this Agreement, together with attorneys' fees and expenses and court costs; and (v) all indemnity obligations of Borrower to Lender pursuant to this Agreement (collectively the "Obligations"), Borrower grants Lender a continuing first-priority security interest in, lien on and right of set-off against, and assigns to Lender as security, all of Borrower's right, title and interest in, to and under the following property

and interests in property, whether now owned or hereafter acquired or existing and wherever located, (collectively, the "Collateral"):

(a) all of Borrower's right, title and interest in and to the Pledged Interests, and the certificates representing the Pledged Interests;

(b) any and all rights and remedies of Borrower under the Organizational Documents, including the right to enforce any and all representations, warranties, covenants, obligations, agreements and indemnities of any party thereto made to or for the benefit of, or that otherwise inure to the benefit of, Borrower;

(c) All books and records (including credit files, computer programs, printouts and other computer materials and records) of Borrower pertaining to any of the foregoing; and

(d) Borrower's right, title and interest in and to the profits and losses of Borrower and Borrower's right as a shareholder of Subsidiary to receive dividends or distributions of Subsidiary's assets, upon complete or partial liquidation or otherwise.

Section 3.2 **DELIVERY OF CERTIFICATES, INSTRUMENTS; FINANCING STATEMENT.**

(a) Concurrently with this Agreement, Borrower shall deliver to Lender all original certificates, instruments and other documents evidencing or representing the Collateral accompanied by duly executed instruments of transfer in blank.

(b) Borrower authorizes Lender to file any financing statement or financing statement amendment required by Lender to establish or maintain the validity, perfection and priority of the security interest granted herein.

(c) From time to time, Lender may, but is not required to, perform any agreement or obligation of Borrower hereunder which Borrower shall fail to perform and take any action Lender deems necessary for the maintenance and preservation of any of its Collateral or its security interest.

Section 3.3 **RELEASE OF SECURITY INTEREST** At such time as (a) the Loan has been paid in full, (b) all the Obligations have been satisfied, and (c) the Loan Agreement shall have been terminated, Lender shall take all steps necessary to release the security interest in the Collateral granted hereunder, free and clear of any lien created hereunder in favor of Lender. Upon such termination, at the cost and expense of Borrower, Lender shall execute a satisfaction of this Agreement and such instruments, documents or agreements as are necessary or desirable to terminate, discharge and remove of record any documents constituting public notice of this Agreement and the security interests and assignment granted hereunder and shall deliver or cause to be delivered to Borrower the certificate(s) representing the Pledged Interests.

Section 3.4 **BORROWER REMAINS LIABLE.** Anything herein to the contrary notwithstanding, (a) Borrower shall remain liable under Organizational Documents to the extent set forth therein to perform all of its respective duties and obligations thereunder to the same extent as if this Agreement had not been executed; (b) the exercise by Lender of any of the rights hereunder shall not release any Borrower from any of its duties or obligations under the Organizational Documents; and (c) Lender shall not have any obligation or liability under the Organizational Documents by reason of this Agreement, nor shall Lender be obligated to perform any of the obligations or duties of Borrower thereunder or to take any action to collect or enforce

any claim for payment assigned hereunder; provided that Lender and any other transferee of the Collateral shall take the same subject to the Organizational Documents.

Section 3.5 **ADDITIONAL COLLATERAL** As additional collateral for the payment of any and all indebtedness and obligations of Borrower, Borrower shall cause Subsidiary to mortgage, grant, bargain, pledge, assign, warrant, transfer and convey to Lender, and grant a security interest to Lender in all right, title and interest of Subsidiary in and to the Property. Within thirty (30) days of the date of this Agreement, Borrower shall have such first lien mortgage properly recorded or registered in the records of St. Barthelemy and provide a copy of such recorded or mortgage and any attestations or affirmations as may be reasonably required by Lender affirming the first lien position of the mortgage on the Property and due and proper execution of all related documents.

Article 4. - REPRESENTATIONS AND WARRANTIES OF BORROWER

To induce Lender to make the Loan and to enter into this Agreement, Borrower hereby represents and warrants to Lender:

Section 4.1 LEGAL STATUS AND AUTHORITY. Borrower:

(a) is duly organized, validly existing and in good standing under the laws of its state of organization or incorporation;

(b) is duly qualified to transact business and is in good standing in each jurisdiction in which the character of the properties owned or leased by Borrower or the nature of its business makes such qualification necessary;

(c) has all necessary approvals, governmental and otherwise, and full power and authority to carry on its business as now conducted and proposed to be conducted; and

(d) has full power, authority and legal right to execute the Loan Documents, and to grant, bargain, sell, pledge, assign, warrant, transfer and convey the Collateral pursuant to the terms hereof and to keep and observe all of the terms of the Loan Documents on Borrower's part to be performed.

Section 4.2 STATUS OF BORROWER.

(a) Borrower's exact legal name and organizational identification number, if any, assigned by the state of incorporation or organization is correctly set forth on the first page of this Agreement, other Loan Documents and on any UCC-1 Financing Statements filed in connection with the Loan. Borrower is an organization of the type specified and is incorporated in or organized under the laws of the state specified on the first page of this Agreement. Borrower's principal place of business and the place where Borrower keeps its books and records, has been for the preceding four months (or, if less, the entire period of the existence of Borrower) is the address of Borrower set forth on the first page of this Agreement.

(b) Borrower is not directly engaged in any joint venture or partnership with any other Person.

Section 4.3 **VALIDITY OF DOCUMENTS.**

(a) The execution, delivery and performance of the Loan Documents and the borrowing evidenced by the Note: (i) are within the power of Borrower; (ii) have been authorized by all requisite action; (iii) have received all necessary approvals and consents, corporate, governmental or otherwise; (iv) will not violate, conflict with, result in a breach of or constitute (with notice or lapse of time, or both) a default under any provision of law, any order or judgment of any court or governmental authority, or any indenture, agreement or other instrument to which Borrower is a party or by which it or any of its assets is or may be bound or affected; (v) will not result in the creation or imposition of any lien, charge or encumbrance whatsoever upon any of its assets, except the lien and security interest created hereby; and (vi) will not require any authorization or license from, or any filing with, any Governmental Authority or other body (except for Uniform Commercial Code filings relating to the security interest created hereby).

(b) The Loan Documents constitute the legal, valid and binding obligations of Borrower, enforceable against Borrower in accordance with their respective terms, except as may be limited by: (i) bankruptcy, insolvency or other similar laws affecting the rights of creditors generally; and (ii) general principles of equity (regardless of whether considered in a proceeding in equity or at law).

Section 4.4 **LITIGATION.** There is no material action, suit or proceeding, judicial, administrative or otherwise (including any condemnation or similar proceeding), pending or, to the best of Borrower's knowledge, threatened or contemplated against, or affecting, Borrower, Borrower's business or any Guarantor, except Other than that certain litigation regarding Indigo Ridge Development Partners LLC and initiated by the filing by Sagita 1601, LLC on August 28, 2019 of an Original Petition in the 368th District Court of Williamson County, Texas, in Cause No. 19-1310-C368 (the "Indigo Ridge Litigation").

Section 4.5 **FINANCIAL CONDITION.** Borrower:

(a) is solvent, and no bankruptcy, reorganization, insolvency or similar proceeding under any state or federal law with respect to Borrower has been initiated or threatened; and

(b) has received reasonably equivalent value for the granting of the Loan.

Section 4.6 **BUSINESS PURPOSES.** The proceeds of the Loan will be used by Borrower solely for business purposes and not for personal, family, household or agricultural purposes. No part of the proceeds of the Loan will be used for the purpose of purchasing or acquiring any "margin stock" within the meaning of Regulation U of the Board of Governors of the Federal Reserve System or for any other purpose which would be inconsistent with such Regulation U or any other Regulations of such Board of Governors, or for any purposes prohibited by Legal Requirements or by the terms and conditions of the Loan Documents.

Section 4.7 **TAXES.** Borrower and any Guarantor have filed all federal, state, county, municipal, and city income and other Tax returns required to have been filed by them and have paid all Taxes and related liabilities which have become due pursuant to such returns or pursuant to any assessments received by them. Neither Borrower nor any Guarantor knows of any basis for any additional assessment in respect of any such Taxes and related liabilities for prior years.

Section 4.8 **TITLE TO PROPERTIES.**

(a) Borrower has good and marketable title to its properties and assets, including the Collateral, and the properties and assets reflected in the financial statements are not subject to any Liens other than the Permitted Liens. Borrower has not agreed or consented to cause any of its properties or assets (whether now owned or in the future acquired) to be subject to any Liens other than the Permitted Liens.

(b) Borrower is the sole owner of all of the Collateral, beneficially and of record, free and clear of any liens other than the liens created hereunder. The Collateral is not subject to any option to purchase or similar rights of any kind or any voting trust, lock-up agreement or similar arrangement.

(c) Borrower shall defend its title to the Collateral against all claims of all persons.

Section 4.9 **COMPLIANCE WITH LAW.** Borrower is not in violation of any Legal Requirements which could have a Material Adverse Effect on Borrower. Borrower has obtained all licenses, permits, franchises and other governmental authorization necessary for the ownership of its properties and assets, including the Collateral, and the conduct of its business.

Section 4.10 **PERFECTION.** Upon (a) the execution and delivery of this Agreement, (b) the delivery of the certificates evidencing the Borrower's interests in the Subsidiary, and (c) the filing of a UCC-1 financing statement against Borrower and naming Lender as the secured party in the office of the Secretary of State of the Borrower's state of incorporation or organization, Lender will have a valid, perfected, continuing, first-priority security interest in the Collateral.

Section 4.11 **INTELLECTUAL PROPERTY.** All patents, trademarks, service marks, copyrights, design rights, tradenames, assumed names, trade secrets and licenses owned or utilized by Borrower are valid and have been duly filed with all appropriate Governmental Authorities and Borrower is not aware of any objection or challenge to their validity.

Section 4.12 **ENVIRONMENTAL REPRESENTATIONS AND WARRANTIES.** Borrower represents and warrants, that:

(a) there is no past or present non-compliance with Environmental Laws, or with permits issued pursuant thereto; and

(b) Borrower does not know of, and has not received, any written or oral notice or other communication from any Person relating to Hazardous Substances or Remediation thereof, of possible liability of any Person pursuant to any Environmental Law, other environmental conditions, or any actual or potential administrative or judicial proceedings in connection with any of the foregoing.

Section 4.13 **NO CHANGE IN FACTS OR CIRCUMSTANCES.** All information in the application for the Loan submitted to Lender and in all financial statements, reports, certificates and other documents submitted in connection with the loan application or in satisfaction of the terms thereof, are accurate, complete and correct in all material respects. There has been no adverse change in any condition, fact, circumstance or event that would make any such information inaccurate, incomplete or otherwise materially misleading.

Section 4.14 **DISCLOSURE.** Borrower has disclosed to Lender all material facts and has not failed to disclose any material fact that could cause any representation or warranty made herein to be materially misleading or have a Material Adverse Effect on Borrower or Borrower's business.

Section 4.15 **LEGAL STATUS OF SUBSIDIARY.** Subsidiary:

(a) is duly organized, validly existing and in good standing under the laws of its jurisdiction of organization or incorporation;

(b) is duly qualified to transact business and is in good standing in each jurisdiction in which the character of the properties owned or leased by Borrower or the nature of its business makes such qualification necessary; and

(c) has all necessary approvals, governmental and otherwise, and full power and authority to carry on its business as now conducted and proposed to be conducted

Section 4.16 **SUBSIDIARY ASSETS**

(a) Subsidiary has good and marketable title to its Property and assets and are not subject to any Liens other than the Permitted Liens. Subsidiary has not agreed or consented to cause any of its Property or assets (whether now owned or in the future acquired) to be subject to any Liens other than the Permitted Liens.

(b) Subsidiary is the sole owner of all of the Property, beneficially and of record, free and clear of any liens other than the liens created hereunder.

Section 4.17 **THIRD PARTY REPRESENTATIONS.** Each of the representations and the warranties made by each Guarantor herein or in any of the other Loan Documents is true and correct in all material respects.

Borrower recognizes and acknowledges that in accepting the Loan Documents, Lender is expressly and primarily relying on the truth and accuracy of the warranties and representations set forth in this Article 4 without any obligation to investigate and notwithstanding any investigation by Lender; that such reliance existed on the part of Lender prior to the date hereof; that the warranties and representations are a material inducement to Lender in accepting the Loan Documents; and that Lender would not be willing to make the Loan in the absence of the warranties and representations as set forth in this Article 4.

Article 5. - BORROWER COVENANTS

Section 5.1 **MAINTENANCE OF COLLATERAL.**

(a) Borrower shall not create, permit or suffer to exist, and will defend the Collateral against and take such other action as is necessary to remove, any lien on the Collateral.

(b) Borrower shall safeguard and protect all Collateral and shall not allow any material default for which it is responsible to occur under any Collateral, and shall fully perform or cause to be performed when due all of its respective obligations under the Collateral

(c) Borrower shall not permit the merger or consolidation of the Subsidiary or the issuance of additional shares, options, warrants or convertible obligations or notes with respect to the Subsidiary.

(d) Borrower shall not, without the written consent of Lender, which consent shall be granted or withheld in Lender's sole discretion sell, assign, pledge, grant any lien on, transfer, dispose of or otherwise encumber the Collateral or any part thereof, including, without limitation, entering into any lock-up, voting trust or any other arrangement with respect to the Collateral that adversely affects the interests of the Lender, as determined by the Lender in Lender's sole discretion.

(e) Borrower shall not, without the written consent of Lender, which consent shall be granted or withheld in Lender's sole discretion cause the Subsidiary to (I) sell, lease assign, pledge, grant any lien on, transfer, dispose of or otherwise encumber the Property owned by the Subsidiary or any part thereof, (II) alter, amend or otherwise change the zoning, classification or designation for use of the Property owned by the Subsidiary or any part thereof or (III) develop or construct any structure on the Property owned by the Subsidiary or any part thereof.

(f) Borrower shall obtain (at its sole cost) updated appraisal reports for each of the Properties from an independent third-party appraisal firm in St. Barthelemy, including a reliance letter authorizing the Lender to rely on such appraisal reports, and deliver such reports and reliance letters to the Borrower as soon as possible after the First Tranche but in no event later than forty-five (45) days thereafter. If the Loan to Value Ratio is below forty percent (40%), the Borrower shall be required to give additional collateral to secure the Loan in the form acceptable to the Lender in its sole discretion.

Section 5.2 **RIGHTS OF BORROWER.** Unless an Event of Default either (i) has occurred or (ii) as a result of the exercise or taking of any action or after giving effect to a distribution will occur, Borrower shall be entitled to (a) exercise any and all voting and other consensual rights pertaining to the Collateral or any part thereof for any purpose not inconsistent with the terms of this Agreement, provided that Borrower shall not exercise or refrain from exercising any such right if such action would have a Material Adverse Effect on the value of the Collateral or the benefits of this Agreement and (b) receive and use, free and clear of any lien created hereby or any security interest granted by Borrower to Lender hereunder, for any purpose any distributions actually made, and any allocations actually made, with respect to the Collateral (whether as a distribution of net cash flow or otherwise), provided that distributions payable other than in cash shall be delivered to Lender and shall be additional security for the Loan.

Section 5.3 **BUSINESS CONDUCTED.** Borrower shall and shall cause Subsidiary to continue in the business currently conducted by it using its best efforts to maintain its customers and goodwill. Borrower shall and shall cause Subsidiary to not, directly or indirectly, engage in any line of business substantially different from the line of business conducted by Borrower or Subsidiary as of the date of this Agreement. Borrower shall cause Subsidiary to change its domicile to Florida, United States of America prior to granting the mortgages on the Properties in a manner reasonable satisfactory to French/St. Barthelemy Counsel to Lender and U.S. Counsel to Lender.

Section 5.4 **PAYMENT OF TAXES, ETC.**

(a) Borrower shall promptly pay all Taxes when due and furnish to Lender upon request receipted bills of the appropriate taxing authority or other documentation reasonably satisfactory to Lender evidencing the payment thereof. Borrower shall not suffer and shall promptly cause to be paid and discharged any lien or charge whatsoever which may be or become a lien or charge against the Collateral.

(b) After prior written notice to Lender, Borrower, at its own expense, may contest by appropriate legal proceeding, promptly initiated and conducted in good faith and with due diligence, the amount or validity or application in whole or in part of any of the Taxes or any claims or judgments of mechanics, materialmen, suppliers or vendors or any lien therefor, provided that:

- (i) no Event of Default has occurred and is continuing hereunder or under any of the other Loan Documents;
- (ii) Borrower is not prohibited from doing so under the provisions of any other agreement affecting Borrower;
- (iii) such proceeding shall suspend the collection of the disputed amount from Borrower (and Borrower shall furnish such security as may be required in the proceeding for such purpose), or Borrower shall have bonded over or paid all of the disputed amount under protest;
- (iv) the Collateral will not be in danger of being sold, forfeited, terminated, canceled or lost; and
- (v) Borrower shall have deposited with Lender adequate reserves for the payment of the disputed amount, together with all interest and penalties thereon, unless Borrower has bonded over or paid all of the disputed amount under protest.

Section 5.5 **PAYMENT OF LEASEHOLD OBLIGATIONS.** Borrower shall at all times pay when due, its rental obligations under all leases which it is a tenant or lessee and shall comply in all material respects with all other terms of any lease and keep them in full force and effect.

Section 5.6 **COMPLIANCE WITH LAWS.** Borrower shall and shall cause Subsidiary to promptly comply with all Legal Requirements. Borrower shall give prompt notice to Lender of the receipt by Borrower of any notice related to a violation of any Legal Requirements and of the commencement of any proceedings or investigations which relate to compliance with Legal Requirements.

Borrower shall have the right, after prior written notice to Lender, to contest by appropriate legal proceedings diligently conducted in good faith, without cost or expense to Lender, the validity or application of any Legal Requirements and to suspend compliance therewith if permitted under Legal Requirements, provided:

- (i) failure to comply therewith may not subject Borrower or Lender to any civil or criminal liability;

- (ii) prior to and during such contest, Borrower shall furnish to Lender security reasonably satisfactory to Lender against loss or injury by reason of such contest or non-compliance with such Legal Requirements;
- (iii) no Event of Default shall exist during such proceedings, and such contest shall not otherwise violate any of the provisions of any of the Loan Documents; and
- (iv) such contest shall not subject the Collateral to any lien or encumbrance the enforcement of which is not suspended by such contest or otherwise affect the priority of the lien of Lender.

Section 5.7 **BOOKS AND RECORDS.**

(a) Borrower and Guarantor, shall keep adequate books and records of account in accordance with GAAP or in accordance with other methods acceptable to Lender in its sole discretion, consistently applied and shall furnish to Lender the following, which shall be prepared, dated and certified by Borrower (or by Guarantor, to the extent such items relate to Guarantor) as true, correct and complete in the form required by Lender, unless otherwise specified below:

- (i) quarterly operating statements of the Borrower, detailing the revenues received, the expenses incurred and the net operating income before and after debt service (principal and interest) and containing appropriate year to date information, within thirty (30) days after the end of each fiscal quarter;
- (ii) quarterly balance sheets of Borrower within thirty (30) days after the end of each fiscal quarter;
- (iii) an annual operating statement of the Borrower detailing the total revenues received, total expenses incurred, total cost of all capital improvements, total debt service and total cash flow, prepared, dated and certified by independent certified public accountants acceptable to Lender within ninety (90) days after the close of each fiscal year of Borrower;
- (iv) an annual balance sheet and profit and loss statement of Borrower and any Guarantors within ninety (90) days after the close of each fiscal year of Borrower and Guarantors prepared, dated and certified by independent certified public accountants acceptable to Lender, as the case may be; and
- (v) such other financial statements, and such other information and reports as may, from time to time, be required by Lender.

(b) Borrower and any Guarantor shall furnish Lender with such other additional financial or management information (including State and Federal Tax returns) as may, from time to time, be reasonably required by Lender in form and substance satisfactory to Lender, in reasonable detail and certified by Borrower as true, correct and complete.

(c) Following the occurrence of an Event of Default, or if Lender has reason to believe that any item furnished under this Section is materially inaccurate or misleading, Lender shall have the right, but not the obligation, to obtain any of the financial statements and other items required to be provided under this Section by means of an audit by an independent certified public accountant selected by Lender, in which event Borrower agrees to pay, or to reimburse Lender for, any expense of such audit and further agrees to provide all necessary information to said accountant and otherwise to cooperate in the performance of such audit.

Section 5.8 **PERFORMANCE OF OTHER AGREEMENTS.** Borrower shall observe and perform each and every term to be observed or performed by Borrower pursuant to the terms of any agreement or instrument affecting or pertaining to Borrower or the Collateral or given by Borrower to Lender for the purpose of further securing an Obligation and any amendments, modifications or changes thereto.

Section 5.9 **INSURANCE.** (a) Borrower shall and shall cause Subsidiary to maintain or cause to be maintained insurance with respect to its business and properties in such amounts, deductibles and coverages as Lender shall reasonably require, including without limitation:

- (i) insurance against loss or damage by Casualty;
- (ii) commercial general liability insurance;
- (iii) business interruption insurance;
- (iv) product liability;
- (v) bond against larceny or embezzlement; and
- (vi) worker's compensation insurance.

All insurance policies shall be issued by financially responsible insurers. Borrower shall furnish Lender with copies of all policies and renewals of such policies at least thirty (30) days prior to any expiration date and appropriate loss payable endorsements in form and substance satisfactory to Lender naming Lender as a co-insured and loss-payee as its interests may appear. All insurance policies shall contain a provision that such policies may not be cancelled or amended or failed to be renewed without at least thirty (30) days prior written notice to Lender.

(b) If any of the Collateral shall be damaged or destroyed, in whole or in part, by Casualty, Borrower shall give prompt notice of such damage to Lender and shall promptly commence and diligently prosecute the proof of loss and the replacement, restoration or repair of any of the Collateral so damaged or destroyed. Borrower shall pay all costs of replacing, restoring or repairing any Collateral so damaged or destroyed, whether or not such costs are covered by insurance. Lender may but shall not be obligated to make proof of loss if not made promptly by Borrower. Borrower shall adjust all claims for insurance proceeds in consultation with, and approval of, Lender; provided, however, if an Event of Default has occurred and is continuing, Lender shall have the exclusive right to participate in the adjustment of all claims for insurance proceeds.

Section 5.10 **ACCESS TO PROPERTY.** Borrower shall permit Lender, its agents and representatives to inspect the Collateral and the Property of Subsidiary at reasonable hours

upon reasonable advance notice and shall provide Lender, its agents and representatives all documents relating to the Collateral or the Property of the Subsidiary as reasonably requested by Lender.

Section 5.11 **LITIGATION.** Borrower shall give prompt notice of any litigation or governmental proceeding pending or threatened against Borrower, Subsidiary or Guarantor which might materially adversely affect Borrower's, Subsidiary's or Guarantor's condition, financial or otherwise, or the Collateral, in excess of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00).

Section 5.12 **DIVIDENDS, DISTRIBUTIONS AND MANAGEMENT FEES.** Except with the express written consent of Lender, Borrower shall not:

(a) declare or pay any dividends or other distributions with respect to, purchase, redeem or otherwise acquire for value any of its outstanding stock, partnership interests or membership interests or return any capital of its shareholders, partners, members or managers. Notwithstanding the foregoing, provided that an Event of Default does not exist or after giving effect to the dividend or distribution will exist, Borrower may make a dividend or distribution in an amount not to exceed the amount either of the federal and state income Taxes due and owing by the shareholders of Borrower, if it is an S corporation as defined in the Code, the partners or the members for the most recently ended fiscal year or for estimated federal and state income Taxes for the current fiscal year due and owing by the shareholders, partners or members of Borrower; and

(b) pay management fees or fees of a similar nature to any Guarantor or person affiliated with Guarantor.

Section 5.13 **SINGLE PURPOSE ENTITY/SEPARATENESS.** Until the Debt has been paid in full, Borrower has not and will not:

(a) merge into or consolidate with any Person, or dissolve, terminate, liquidate in whole or in part, transfer or otherwise dispose of all or substantially all of its assets or change its legal structure;

(b) create or own any new subsidiary;

(c) commingle its assets with the assets of any other Person;

(d) establish any new credit facilities, engage in any debt restructure, or accelerate payment of any existing debt;

(e) enter into any contract or agreement with any general partner, member, shareholder, principal, guarantor of the obligations of Borrower, or any Affiliate of the foregoing, except upon terms and conditions that are intrinsically fair, commercially reasonable and substantially similar to those that would be available on an arm's-length basis with unaffiliated third parties;

(f) assume or guaranty the debts of any other Person, hold itself out to be responsible for the debts of any other Person, or otherwise pledge its assets for the benefit of any other Person or hold out its credit as being available to satisfy the obligations of any other Person; and

- (g) make any loans or advances to any Person.

Section 5.14 **CHANGE OF NAME, IDENTITY OR STRUCTURE.**

Borrower shall not change or permit to be changed:

- (a) Borrower's name;
- (b) Borrower's identity (including its trade name or names);
- (c) Borrower's principal place of business set forth on the first page of this Agreement;
- (d) the corporate, partnership, limited liability company or other organizational structure of Borrower;
- (e) Borrower's state of incorporation or organization;
- (f) Borrower's organizational identification number; or
- (g) Borrower's management, officers or board of directors,

without in each case notifying Lender of such change in writing at least thirty (30) days prior to the effective date of such change and, in the case of a change in Borrower's structure or management officers or board of directors, without first obtaining the prior written consent of Lender. Borrower authorizes Lender to file any financing statement or financing statement amendment required by Lender to establish or maintain the validity, perfection and priority of the security interest granted herein. At the request of Lender, Borrower shall execute a certificate in form satisfactory to Lender listing the trade names under which Borrower intends to operate and representing and warranting that Borrower does business under no other trade name. If Borrower does not now have an organizational identification number and later obtains one, or if the organizational identification number assigned to Borrower subsequently changes, Borrower shall promptly notify Lender of such organizational identification number or change.

Section 5.15 **BUSINESS AND OPERATIONS.** Borrower will qualify to do business and will remain in good standing under the laws of each state as and to the extent the same are required for the ownership, maintenance, management and operation of is business.

Section 5.16 **ENVIRONMENTAL COVENANTS.** Borrower covenants and agrees that:

- (a) all uses and operations by Borrower, shall be in compliance with all Environmental Laws and permits issued pursuant thereto;
- (b) there shall be no Hazardous Substances in, on, or under any Property of the Borrower, except those that are both:
 - (i) in compliance with all Environmental Laws and, if required, with permits issued pursuant thereto; and
 - (ii) fully disclosed to Lender in writing or are used by Borrower in the ordinary course of their business.

(c) Borrower shall, at its sole cost and expense, perform any environmental site assessment or other investigation of environmental conditions, pursuant to any reasonable written request of Lender if Lender has reason to suspect that a Release of a Hazardous Substance might have occurred (including, without limitation, sampling, testing and analysis of soil, water, air, building materials and other materials and substances whether solid, liquid or gas), and share with Lender the reports and other results thereof, and Lender and other Indemnified Parties shall be entitled to rely on such reports and other results thereof;

(d) Borrower shall, at its sole cost and expense, comply with all reasonable written requests of Lender to:

- (i) reasonably effectuate Remediation of any condition (including, without limitation, a Release of a Hazardous Substance);
- (ii) comply with any Environmental Law;
- (iii) comply with any directive from any Governmental Authority; and
- (iv) take any other reasonable action necessary or appropriate for protection of human health or the environment.

(e) Borrower shall not do any act that materially increases the dangers to human health or the environment, poses an unreasonable risk of harm to any Person, impairs or may impair the value of the Collateral, is contrary to any requirement of any insurer, constitutes a public or private nuisance or constitutes waste; and

(f) Borrower immediately upon becoming aware of the same shall notify Lender in writing of:

- (i) any presence or Releases or threatened Releases of Hazardous Substances;
- (ii) any non-compliance with any Environmental Laws related in any way to Borrower's properties;
- (iii) any required or proposed Remediation of environmental conditions; and
- (iv) any written or oral notice or other communication of which Borrower becomes aware from any source whatsoever (including, without limitation, a governmental entity) relating in any way to Hazardous Substances or Remediation thereof, possible liability of any Person pursuant to any Environmental Law, other environmental conditions, or any actual or potential administrative or judicial proceedings.

Article 6. - TRANSFERS

Section 6.1 TRANSFERS BY BORROWER.

Except with the prior written consent of Lender, which may be withheld or denied in Lender's sole discretion, Borrower shall not permit any Transfer.

Article 7. - DEFAULTS; REMEDIES

Section 7.1 **DEFAULTS.** The occurrence of one or more of the following events shall be an event of default ("Event of Default"):

- (a) If any portion of the Debt is not paid when due;
- (b) If any other Obligation is not performed in accordance with the terms and conditions of this Agreement and the other Loan Documents;
- (c) The occurrence of a transfer prohibited by this Agreement;
- (d) If any representation or warranty contained herein or in any other Loan Document or if any of the information contained in any documentation provided to Lender by Borrower in conjunction with the Loan shall not be true and accurate in all material respects as of the date made;
- (e) If there shall occur a Material Adverse Change in the financial condition or in the business of Borrower or if Lender in good faith deems itself insecure as a result of acts or events bearing upon the financial condition of Borrower.
- (f) If any one or more of Borrower or Guarantor shall:
 - (i) file a voluntary petition in bankruptcy or for relief under the Bankruptcy Act or any similar state or federal law;
 - (ii) file a pleading in any proceeding admitting insolvency;
 - (iii) not have vacated within sixty (60) days after the filing against Borrower or Guarantor of any involuntary proceeding under the Bankruptcy Act or similar state or federal law;
 - (iv) have a substantial part of any one or more of their assets attached, seized, subjected to a writ or distress warrant, or levied upon, unless such attachment, seizure, writ, warrant or levy is vacated within sixty (60) days;
 - (v) make an assignment for the benefit of creditors or shall consent to the appointment of a receiver or trustee or liquidator of all or a major part of its property; or
 - (vi) not have vacated any order appointing a receiver, trustee or of any Borrower or Guarantor or all or a major part of any such person's property.
- (g) If a notice of lien, levy or assignment is filed or recorded with respect to all or any of the assets of Borrower by the United States government or any department, agency or instrumentality thereof or by any state, county, municipal or other governmental agency, or if any

Taxes or debts owing at any time or times hereafter to any one of them becomes a lien or encumbrances upon any of Borrower's assets and any of the foregoing is not released, bonded or otherwise secured to Lender's reasonable satisfaction within sixty (60) days after the same becomes a lien or encumbrance;

(h) If Borrower shall continue to be in default under any other term, covenant or condition of this Agreement not specified above, for thirty (30) days after notice to Borrower from Lender, provided however, if such default cannot reasonably be cured within such thirty (30) day period and Borrower shall have commenced to cure such default within the thirty day (30) period and Borrower shall thereafter diligently and expeditiously proceed to cure for such additional time as is reasonably necessary but not to exceed sixty (60) days.

Section 7.2 **RIGHT OF ENFORCEMENT.** Upon the occurrence of an Event of Default, Lender shall have and may exercise any and all rights of enforcement and remedies afforded to Lender pursuant to this Agreement, the Note, and the other Loan Documents, together with any and all other rights and remedies otherwise provided and available to Lender by law or equity, including without limitation:

(a) terminate the Loan, whereupon all outstanding obligations shall become immediately due and payable;

(b) setoff or apply any property of Borrower held by Lender to reduce the outstanding obligation;

(c) notify or cause Borrower to notify, at its sole cost and expense, any or all of the Account Debtors that the Accounts have been assigned to Lender and that all future payments on the Accounts should be paid directly and solely to Lender as directed;

(d) exercise any and all rights of enforcement and remedies available under the UCC either as of the date of this Agreement or as of any Event of Default, and in conjunction with, in addition to, or substitution for those rights, Lender may, in its absolute discretion:

(i) enter upon any premises of Borrower to take possession of, assemble and collect and carry away the Collateral; and/or

(ii) require Borrower at Borrower's sole cost to assemble the Collateral and make it available at a place Lender designates which is convenient to allow Lender to take possession or dispose of the Collateral; and/or

(iii) waive any Event of Default or remedy any Event of Default in any reasonable manner, without waiving its rights and remedies upon such Event of Default and without waiving any other prior or subsequent Event of Default.

Lender shall not be liable for failure to assemble and collect the Collateral or any part thereof or to enforce any rights hereunder or under any agreement relating to the Collateral, or for any act or omission on the part of Lender, its officers, agents or employees, except willful misconduct.

Section 7.3 **RIGHTS OF SALE.** Borrower agrees that if an Event of Default occurs under this Agreement, Lender may, at its option, sell and dispose of the Collateral at one

or more public or private sales upon giving Borrower not less than ten (10) days' written notice of the time and place of each such public sale or the time, place, terms and conditions of each such private sale, which notice or notices Borrower hereby agrees are commercially reasonable within the meaning of the UCC. Lender, or any other party which is the highest bidder, shall have the right to purchase the Collateral being offered at any public sale free from any right of redemption, if any, in Borrower, which right of redemption is hereby expressly waived. Lender as highest bidder at any public sale may apply any unpaid portion of the Debt on account of or in full satisfaction of the purchase price. Lender, if it is not the purchaser, shall have the right to apply the net proceeds of any such public or private sale (after paying all of its reasonable costs and expenses of every kind and nature incidental thereto including, without limitation, attorney's fees and legal expenses and expenses incidental to preparing for sale, selling and the like), to payment of the Debt. Only after so applying such net proceeds and after the payment by Lender of any other sums required to be paid pursuant to any existing or future provision of law including, without limitation, the UCC, shall Lender be obligated to account to Borrower for the surplus, if any, resulting from any public or private sale. If any deficiency on the Debt shall remain after all of the Collateral has been disposed of at such public or private sale or sales and after applying the net proceeds of each such sale as provided in this Section 7.3, Borrower shall pay such deficiency to Lender.

Section 7.4 **MISCELLANEOUS RIGHTS OF LENDER.**

(a) Borrower hereby waives any and all legal requirements that Lender institute any action or proceeding at law or in equity against Borrower or exhaust its remedies in respect of any other security held by Lender as a condition precedent to exercising its rights and remedies as to the Collateral pursuant to the provisions of this Agreement. Borrower waives any defenses caused by reason of any disability or other defense of any person, or by reason of the cessation from any cause whatsoever of the liability of any other person. Borrower authorizes Lender, without notice or demand and without affecting Borrower's liability or Lender's rights hereunder or on the Debt, from time to time: (i) to take and hold security other than the Collateral for the payment of the Debt or any part thereof, and exchange, enforce, waive and release the Collateral, or any part thereof or any rights, remedies, securities or liens of Borrower with respect to the Collateral, or any such other security; (ii) to apply the Collateral or any other security and direct the order or manner of sale thereof as Lender in its discretion may determine; and (iii) to endorse Borrower's name to any notes, checks, drafts, bills of exchange, commercial paper or other instruments.

(b) Lender may proceed against all or a portion of the Collateral. All rights and remedies under this Agreement or otherwise available to law or equity may be pursued concurrently or otherwise at such time and in such order as Lender may determine in its sole discretion without impairing or otherwise affecting the other rights and remedies of Lender.

Section 7.5 **RIGHT TO CURE DEFAULTS.** Upon the occurrence of any Event of Default or if Borrower fails to make any payment or to do any act as herein provided, Lender may, but without any obligation to do so and without notice to or demand on Borrower and without releasing Borrower from any obligation hereunder, make or do the same in such manner and to such extent as Lender may deem necessary to protect the security hereof, including without limitation: (a) obtain insurance covering any part of the Collateral; (b) discharge any Taxes, liens or other encumbrances at any time levied or placed on any Collateral in violation of this Agreement; and (c) pay for the preservation and maintenance of any Collateral. Lender is authorized to appear in, defend, or bring any action or proceeding to protect its interest in the

Collateral or to foreclose or collect the Loan, and the cost and expense thereof (including reasonable attorneys' fees to the extent permitted by law), with interest at the Default Rate, shall constitute a portion of the Loan and be secured by this Agreement and shall be due and payable to Lender upon demand. All such costs and expenses incurred by Lender in remedying such Event of Default or such failed payment or act or in appearing in, defending, or bringing any such action or proceeding shall bear interest at the Default Rate, for the period from that the incurrence of such cost or expense by Lender to the date of payment to Lender.

Section 7.6 APPOINTMENT OF LENDER AS BORROWER'S LAWFUL ATTORNEY.

Upon the occurrence and during the continuance of an Event of Default, Borrower irrevocably designates, makes, constitutes and appoints Lender (and all Persons designated by Lender) as its true and lawful attorney (and agent-in-fact) to take the following actions: (a) at such time or times hereafter as Lender or its agent in its sole discretion may determine, in Borrower's or Lender's name, to endorse Borrower's name on any checks, notes, drafts, instruments, documents or any other payment relating to the Collateral and/or proceeds of the Collateral which come into the possession of Lender or come under Lender's control; (b) to the extent permitted by applicable law, to sign Borrower's name on any documents (including financing statements and continuations thereof) necessary or desirable for the purpose of maintaining or achieving the perfection of a security interest in the Collateral; (c) to the extent permitted by law, to sign Borrower's name to any document necessary or appropriate in order to permit Lender to fully exercise its rights and remedies; and (d) at such time or times hereafter as Lender or its agent in their sole discretion may determine in Borrower's or Lender's name to exercise any voting rights or other rights of consent or approval. The power of attorney granted under this Section, and any other power of attorney granted under this Agreement, shall be irrevocable and coupled with an interest.

Article 8. - INDEMNITY

Section 8.1 INDEMNITY. Borrower hereby indemnifies the Indemnified Persons against, and agrees to hold each such Indemnified Person harmless from, any and all losses, claims, damages and liabilities, including claims brought by Borrower, any member, manager agent, representative or employee of Borrower, any Guarantor, or any other Person, and expenses relating to such claims, including reasonable counsel fees and expenses, incurred by such Indemnified Person arising out of any claim, litigation, investigation or proceeding (whether or not such Indemnified Person is a party thereto) relating to any transactions, services or matters that are the subject of this Agreement or the other Loan Documents; provided, however, that such indemnity shall not apply to any such losses, claims, damages, or liabilities or related expenses determined by a court of competent jurisdiction to have arisen from the gross negligence or willful misconduct of such Indemnified Person. The agreements of Borrower in this Section shall be in addition to any liability that Borrower may otherwise have under other provision of this Agreement and/or applicable law or in equity. All amounts due under this Section shall be payable as incurred upon written demand therefor.

Article 9. - WAIVERS

Section 9.1 MARSHALLING AND OTHER MATTERS. Borrower hereby waives, to the fullest extent permitted by law, the benefit of all appraisal, valuation, stay, extension, reinstatement and redemption laws now or hereafter in force and all rights of marshalling in the event of any sale hereunder of the Collateral or any part thereof or any interest therein. Further, Borrower hereby expressly waives any and all rights of redemption from sale under any order or decree of foreclosure on behalf of Borrower, and on behalf of each and every person acquiring any

interest in or title to the Collateral or any portion subsequent to the date of this Agreement and on behalf of all persons to the extent permitted by applicable law.

Section 9.2 **WAIVER OF NOTICE.** Borrower shall not be entitled to any notices of any nature whatsoever from Lender except with respect to matters for which this Agreement specifically and expressly provides for the giving of notice by Lender to Borrower and except with respect to matters for which Lender is required by Applicable Laws to give notice, and Borrower hereby expressly waives the right to receive any notice from Lender with respect to any matter for which this Agreement does not specifically and expressly provide for the giving of notice by Lender to Borrower.

Section 9.3 **WAIVER OF STATUTE OF LIMITATIONS.** To the fullest extent permitted by law, Borrower hereby expressly waives and releases the pleading of any statute of limitations as a defense to payment of the Debt or performance of its other Obligations.

Section 9.4 **MODIFICATION, WAIVER IN WRITING.** No modification, amendment, extension, discharge, termination or waiver of any provision of this Agreement, or of the Note, or of any other Loan Document, nor consent to any departure by Borrower therefrom, shall in any event be effective unless the same shall be in a writing signed by the party against whom enforcement is sought, and then such waiver or consent shall be effective only in the specific instance, and for the purpose, for which given. Except as otherwise expressly provided herein, no notice to, or demand on Borrower, shall entitle Borrower to any other or future notice or demand in the same, similar or other circumstances.

Section 9.5 **DELAY NOT A WAIVER.** Neither any failure nor any delay on the part of Lender in insisting upon strict performance of any term, condition, covenant or agreement, or exercising any right, power, remedy or privilege under this Agreement, the Note or under any other Loan Document, or any other instrument given as security therefor, shall operate as or constitute a waiver thereof, nor shall a single or partial exercise thereof preclude any other future exercise, or the exercise of any other right, power, remedy or privilege. In particular, and not by way of limitation, by accepting payment after the due date of any amount payable under this Agreement, the Note or any other Loan Document, Lender shall not be deemed to have waived any right either to require prompt payment when due of all other amounts due under this Agreement, the Note or the other Loan Documents, or to declare a default for failure to effect prompt payment of any such other amount.

Section 9.6 **WAIVER OF TRIAL BY JURY. BORROWER AND LENDER EACH AGREES NOT TO ELECT A TRIAL BY JURY OF ANY ISSUE TRIABLE OF RIGHT BY JURY AND WAIVES ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT SHALL NOW OR HEREAFTER EXIST WITH REGARD TO THE LOAN DOCUMENTS, OR ANY CLAIM, COUNTERCLAIM OR OTHER ACTION ARISING IN CONNECTION THEREWITH. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN KNOWINGLY AND VOLUNTARILY BY BORROWER AND LENDER AND IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A TRIAL BY JURY WOULD OTHERWISE ACCRUE. EACH OF LENDER AND BORROWER IS AUTHORIZED TO FILE A COPY OF THIS PARAGRAPH IN ANY PROCEEDING AS CONCLUSIVE EVIDENCE OF THIS WAIVER BY BORROWER AND LENDER.**

Section 9.7 **WAIVER OF COUNTERCLAIM.** Borrower hereby waives the right to assert a counterclaim, other than a compulsory counterclaim, in any action or proceeding brought against it by Lender or its agents.

Section 9.8 **WAIVER OF DEFENSE TO SUBROGATION.** Borrower hereby waives the right to assert any defense or counterclaim against any Guarantor to its right to collect or recover from Borrower under a right of subrogation or similar right however denominated, in any action or proceeding brought against it by Guarantor.

Article 10. - CERTAIN TAX PROVISIONS

Section 10.1 TAX INDEMNITY.

(a) Any and all payments by or on account of any obligation of the Borrower hereunder or under any other Loan Document shall be made free and clear of and without reduction or withholding for any Taxes; provided, however, that if the Borrower is required by applicable law (as determined based on the written opinion of legal counsel to Borrower) to deduct or withhold any Taxes from such payments, then the following provisions shall apply:

- (i) If such Tax is an Indemnified Tax, then the amount payable by the Borrower shall be increased so that after making all required deductions or withholdings (including deductions or withholdings applicable to additional amounts payable under this Section), the Lender receives an amount equal to the amount it would have received had no such deductions or withholdings been made; and
- (ii) The Borrower shall make such deductions and timely pay and remit the full amount deducted to the relevant Governmental Authority in accordance with applicable law.

(b) In addition, the Borrower shall timely pay any Other Taxes to the relevant Governmental Authority in accordance with applicable law.

(c) Without limiting the other provisions of this Agreement, the Borrower shall indemnify the Lender, within ten (10) days after written demand therefor, for the full amount of any Indemnified Taxes or Other Taxes (including without limitation Indemnified Taxes or Other Taxes imposed on or attributable to amounts payable hereunder) paid by the Lender on or with respect to an amount payable by the Borrower under or in respect of this Agreement or under any other Loan Document together with any penalties, interest and reasonable expenses arising in connection therewith and with respect thereto, whether or not such Indemnified Taxes or Other Taxes were correctly or legally imposed or asserted by the relevant Governmental Authority. A certificate from the Lender as to the amount of such payment or liability delivered to the Borrower shall be conclusive absent manifest error.

(d) Promptly after any payment of Indemnified Taxes or Other Taxes by the Borrower to a Governmental Authority (but in any event within twenty (20) days after the date of such payment), the Borrower shall deliver to the Lender the original or certified copy of a receipt issued by such Governmental Authority evidencing such payment, a copy of the relevant return reporting such payment, or other evidence of such payment reasonably satisfactory to the Lender.

(e) If the Lender determines, in its reasonable discretion, that it has received a refund of any Taxes or Other Taxes as to which it has been indemnified by the Borrower or with respect to which the Borrower has paid additional amounts pursuant to this Section, it shall pay and remit such refunded amount (or the amount of any credit in lieu of refund) to the Borrower (but only to the extent of indemnity payments made, or additional amounts paid, by the Borrower under this Section with respect to the Taxes or Other Taxes giving rise to such refund (or credit in lieu of refund)), net of all out-of-pocket expenses of the Lender, and without interest (other than any interest paid by the relevant Governmental Authority with respect to such refund (or credit in lieu of refund)); provided that the Borrower, upon the written request of the Lender, agrees to repay the amount paid over to the Borrower (plus any interest, penalties or other charges imposed by the relevant Governmental Authority) to the Lender in the event the Lender is required to repay such refund (or credit in lieu of refund) to such Governmental Authority. Notwithstanding the foregoing, the Lender shall not be required to make available to the Borrower or any other person or entity the Lender's Tax returns or any other information relating to its Taxes that it deems confidential.

Section 10.2 **ADDITIONAL DELIVERIES.**

(a) Certain Closing Deliveries. Concurrently with the execution and delivery of this Agreement, the Lender has delivered to the Borrower (a) a duly executed U.S. Tax Compliance Certificate; and (b) a duly executed Form W-8BEN-E, Certificate of Status of Beneficial Owner for United States Tax Withholding and Reporting (Entities) (the foregoing collectively, the "Lender's Closing Certificates").

(b) Certain Deliveries after Closing. To the extent necessary or expedient to establish or memorialize any entitlement of Lender to an exemption from, or reduction in the rate of, the imposition, deduction or withholding of any Indemnified Taxes with respect to payments hereunder or under any other Loan Document, Lender shall deliver to the Borrower, at the time or times reasonably requested by the Borrower, such properly completed and duly executed documentation as will permit such payments to be made without imposition, deduction or withholding of such Indemnified Taxes or at a reduced rate. Notwithstanding anything to the contrary in the preceding sentence, however, the completion, execution and delivery of such documentation (other than such documentation set forth in Paragraphs (i) through (iv) below) shall not be required if in the Lender's reasonable judgment the completion, execution or delivery of such documentation would materially prejudice the legal or commercial position of the Lender or subject the Lender to any material unreimbursed cost or expense. Without limiting the foregoing, to the extent that Lender is legally entitled to do so, Lender shall deliver to the Borrower, whichever of the following is applicable in connection with any change in the information set forth in the Lender's Closing Certificates:

- (i) Executed copies of a current Form W-8BEN-E and a current U.S. Tax Compliance Certificate (certifying that Lender is not (A) a "bank" within the meaning of Section 881(c)(3)(A) of the Code, (B) a "10 percent shareholder" of the Borrower within the meaning of Sections 871(h)(3)(B) of the Code, or (C) a "controlled foreign corporation" related to the Borrower described in Section 881(c)(3)(C) of the Code (a "US Tax Compliance Certificate");
- (ii) If claiming the benefits of an income Tax treaty to which the United States is a party, an executed copy of (A) Form W-8BEN or Form

W-8BEN-E establishing an exemption from, or reduction of, U.S. federal withholding Tax pursuant to the "interest" article of such treaty for payments of interest under any Loan Document; and (B) Form W-8BEN or Form W-8BEN-E establishing an exemption from, or reduction of, US federal withholding Tax pursuant to the "business profits" or "other income" article of such Tax treaty for any other applicable payments under any Loan Document;

- (iii) An executed copy of Form W-8ECI, Certificate of Foreign Person's Claim That Income Is Effectively Connected with the Conduct of a Trade or Business in the United States;
- (iv) If no longer the beneficial owner of a payment received under any of the Loan Documents, an executed copy of Form W-8IMY, accompanied by IRS Form W-8ECI, Form W-8BEN, or Form W-BEN-E, a U.S. Tax Compliance Certificate, Form W-9, or other certification forms from each beneficial owner, as applicable; provided that if the Lender becomes a partnership and one or more direct or indirect partners of Lender are claiming the portfolio interest exemption, Lender may provide on behalf of each such direct or indirect partner a certificate to the effect that (A) neither the Lender nor its direct or indirect partners is a "bank" within the meaning of Section 881(c)(3)(A) of the Code, (B) none of its direct or indirect partners is a "10 percent shareholder" of the Borrower within the meaning of Sections 871(h)(3)(B) and 881(c)(3)(B) of the Code, and (C) none of its direct or indirect partners is a "controlled foreign corporation" described in Section 881(c)(3)(C) of the Code; or
- (v) Executed copies of any other form required by applicable law to claim an exemption from or a reduction in U.S. withholding Tax duly completed together with such additional documentation as may be required by applicable law to permit the Borrower to determine the withholding or deduction required to be made.

Section 10.3 The provisions of this Article 10 shall survive indefinitely after the execution, delivery, and performance of this Agreement and the repayment of the Loan and the performance of all the Borrower's and its affiliates' obligations under the Loan Documents.

Article 11. - GENERAL PROVISIONS

Section 11.1 **NOTICES.** Any notice, demand or other communication which any part hereto may desire or may be required to give to any other party under this Agreement or the other Loan Documents shall be in writing, and shall be deemed given: (a) if and when personally delivered; (b) upon receipt if sent by any nationally recognized overnight courier addressed to a party at its address set forth below; or (c) upon receipt if deposited in United States certified mail, postage prepaid, or at such other place as such party may have designated to all other parties by notice in writing in accordance with this Section:

If to Borrower: Green Sapphire Holdings Inc.
1007 Orange Street
Wilmington DE 19801

Email: Rcicoski@60deg.com

with a copy to: Mack Law Group
1363 Shermer Road, Suite 210
Northbrook Illinois 60062
Telephone: 847.239.7212
Email: Charles@mlgcounsel.net
Attention: Charles Mack, Esq.

If to Lender: Global Capital Partners LLC
16192 Coastal Highway, Lewes, Delaware 19958

with a copy to: Nelson Mullins
2 S. Biscayne Blvd., 21st floor
Miami, FL 33131
E-mail: jackson.hwu@nelsonmullins.com
Attention: Jackson Hwu, Esq.

Except as otherwise specifically required herein, notice of the exercise of any right or option granted to Lender by this Agreement is not required to be given. Failure to deliver copies of notice shall not render the notice invalid.

Section 11.2 **EXPENSES.** The Borrower shall be liable for payment of all reasonable costs incurred by Lender in connection with making the Loan, the preparation, execution and delivery of this Agreement and the other Loan Documents, the enforcement of the Loan Documents and Lender's rights and remedies thereunder, including, without limitation, reasonable attorneys' fees and costs, and consultants' fees and costs, recording fees, title insurance premiums, environmental assessment fees and appraisal fees, all transactional fees, legal and other professional fees incurred by the Lender or the Agent including, without limitation, formation costs and expenses for the Lender and related entities as required to effect this Loan, legal fees of U.S. Counsel to the Lender, legal fees of French/St. Barthelemy Counsel to the Lender, including any expenses incurred to file the UCC-1 and any other filings in connection with the Pledge, as well as any fees and expenses charged or incurred by the Notaire in St. Barthelemy to register the mortgages on the Properties.

Section 11.3 **ENTIRE AGREEMENT, AMENDMENTS AND WAIVERS.** This Agreement and the other Loan Documents contain the entire agreement and understanding of the parties hereto with respect to the subject matter hereof and may not be amended, modified or discharged, nor may any of their terms be waived, except by an instrument in writing signed by the party to be bound thereby.

Section 11.4 **FURTHER ASSURANCES.** Borrower will, at the cost of Borrower, and without expense to Lender, do, execute, acknowledge and deliver all and every further acts,

deeds, conveyances, deeds of trust, mortgages, assignments, security agreements, control agreements, notices of assignments, transfers and assurances, financing statements, and other documents or instruments as Lender shall, from time to time, reasonably require, for the better assuring, conveying, assigning, transferring, and confirming unto Lender the Property and rights hereby mortgaged, deeded, granted, bargained, sold, conveyed, confirmed, pledged, assigned, warranted and transferred or intended now or hereafter so to be, or which Borrower may be or may hereafter become bound to convey or assign to Lender, or for carrying out the intention or facilitating the performance of the terms of this Agreement or for filing, registering or recording, or for complying with all Legal Requirements. Borrower, on demand, will execute and deliver, and in the event it shall fail to so execute and deliver, hereby authorizes Lender to execute in the name of Borrower or without the signature of Borrower to the extent Lender may lawfully do so, one or more financing statements and financing statement amendments to evidence more effectively, perfect and maintain the priority of the security interest of Lender in the Collateral. Borrower grants to Lender an irrevocable power of attorney coupled with an interest for the purpose of exercising and perfecting any and all rights and remedies available to Lender at law and in equity, including without limitation, such rights and remedies available to Lender pursuant to this Section 11.4.

Section 11.5 **NO THIRD PARTY BENEFITS; BINDING EFFECT.** Except for those persons and entities expressly entitled to indemnification under this Agreement, who shall be beneficiaries of and shall have the right to enforce such indemnity, this Agreement is for the sole and exclusive benefit of the parties hereto and their respective permitted successors and permitted assigns, and no third party is intended to or shall have any rights hereunder. The terms and provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective permitted successors and successors assigns.

Section 11.6 **ASSIGNMENT BY BORROWER.** Borrower shall not assign any of its rights or delegate any of its obligations under this Agreement, the Note, or any other Loan Document.

Section 11.7 **ASSIGNMENT BY LENDER.**

(a) It is the parties' intent that all payments of interest and of any original issue discount (each such term withing the meaning of Section 881 of the Code) under this Agreement and the other Loan Documents to Lender shall qualify for and meet the withholding exemption for portfolio interest under Section 881(c) of the Code. In furtherance thereof, the Borrower shall establish and maintain in its books and records a register (the "Loan Register"), which shall (i) identify the Lender as the sole holder of the Loan and Note as of the date of execution hereof; (ii) set forth any subsequent assignments and transfers of any interest in the Loan and Note made in accordance with this Section 11.7; and (iii) itemize the then-current owners of the Loan effective upon the consummation of any such assignment and transfer. The Loan Register as of the date of execution of this Agreement is attached hereto as Exhibit A. The Borrower shall provide a copy of the Loan Register to the Lender as the Lender may request in writing from time to time.

(b) The parties hereby agree that Lender's rights, entitlements, and interests under this Agreement and the other Loan Documents, including without limitation the right to receive payments of principal and interest hereunder, may be assigned and transferred only through a book entry made in the Loan Register by the Borrower. In the event that the Lender proposes to assign or transfer all or any part of its interest in the Loan, the Lender shall give at least ten (10) days advance written notice thereof to the Borrower, specifying the interest to be assigned and

transferred (the “Subject Transfer”). The Lender shall include with any such notice: (i) executed copies of all of the instruments of assignment and other documents by which the Lender shall effectuate the assignment and transfer; (ii) a certified copy of the articles of incorporation or other constitutive document(s) of the assignee, or a copy of the passport of any individual assignee; and (iii) such documents and instruments described in Section 10.2(b)(i) – (v) with respect to the assignee as may pertain thereto. The Lender shall deliver or cause to be delivered to the Borrower such additional documents and information as reasonably and promptly requested by the Borrower in order to identify the identity and tax residence of the assignee as the prospective owner of the interest in the Loan to be assigned and transferred. After the completion of such delivery(ies), upon the consummation of the Subject Transfer, the Borrower shall update the Loan Register to reflect the assignment and transfer of the Subject Interest and the then-current ownership of all interests in the Loan. Any asserted or purported assignment or transfer by the Lender of any interest in the Loan which does not conform to this Section 11.7 shall be null and void *ab initio*.

(c) It is the parties’ intent that the Loan and the obligations thereunder shall be in “registered form” (within the meaning of Section 881(c) of the Code) at all times. The Borrower and the Lender shall cooperate promptly with any written requests either may make in connection with the review, maintenance, and revision of the Loan Register as may be reasonably necessary or expedient to establish and maintain the Loan and the obligations thereunder in such registered form. The Loan and the obligations thereunder shall not be convertible into or converted to an unregistered form.

Section 11.8 **COUNTERPARTS**. This Agreement and any document or instrument executed pursuant thereto may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Section 11.9 **GOVERNING LAW**. This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware, in which the transactions contemplated herein were negotiated, the Note and other Loan Documents were executed and delivered, and where the principal offices of Lender are located.

Section 11.10 **TIME OF THE ESSENCE**. Time is of the essence of this Agreement.

Section 11.11 **SEVERABILITY**. If any provision of this Agreement shall be judicially or administratively held invalid or unenforceable for any reason, such holding shall not be deemed to affect, alter, modify or impair in any way any other provision hereof.

Section 11.12 **JURISDICTION AND VENUE**. **BORROWER AND ANY GUARANTOR HEREBY AGREE THAT ALL ACTIONS OR PROCEEDINGS INITIATED BY BORROWER OR ANY GUARANTOR AND ARISING DIRECTLY OR INDIRECTLY OUT OF THIS AGREEMENT SHALL BE LITIGATED IN THE SUPERIOR COURT OF NEW CASTLE COUNTY, DELAWARE, OR, THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF DELAWARE OR, IF LENDER INITIATES SUCH ACTION, ANY COURT IN WHICH LENDER SHALL INITIATE SUCH ACTION AND WHICH HAS JURISDICTION. BORROWER AND ANY GUARANTOR HEREBY EXPRESSLY SUBMIT AND CONSENT IN ADVANCE TO SUCH JURISDICTION IN ANY ACTION OR PROCEEDING COMMENCED BY LENDER IN ANY OF SUCH COURTS, AND HEREBY WAIVE PERSONAL SERVICE OF THE SUMMONS AND COMPLAINT, OR OTHER PROCESS OR PAPERS ISSUED HEREIN, AND AGREE THAT SERVICE OF SUCH SUMMONS AND COMPLAINT OR**

OTHER PROCESS OR PAPERS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL ADDRESSED TO BORROWER AND ANY GUARANTOR AT THE ADDRESS TO WHICH NOTICES ARE TO BE SENT PURSUANT TO THIS AGREEMENT. BORROWER AND ANY GUARANTOR WAIVE ANY CLAIM THAT THE SUPERIOR COURT OF NEW CASTLE COUNTY, DELAWARE, OR THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF DELAWARE IS AN INCONVENIENT FORUM OR AN IMPROPER FORUM BASED ON LACK OF VENUE. SHOULD BORROWER OR ANY GUARANTOR, AFTER BEING SO SERVED, FAIL TO APPEAR OR ANSWER TO ANY SUMMONS, COMPLAINT, PROCESS OR PAPERS SO SERVED WITHIN THE NUMBER OF DAYS PRESCRIBED BY LAW AFTER THE MAILING THEREOF, BORROWER AND ANY GUARANTOR SHALL BE DEEMED IN DEFAULT AND AN ORDER AND/OR JUDGMENT MAY BE ENTERED BY LENDER AGAINST BORROWER AND/OR ANY GUARANTOR AS DEMANDED OR PRAYED FOR IN SUCH SUMMONS, COMPLAINT, PROCESS OR PAPERS. THE EXCLUSIVE CHOICE OF FORUM FOR BORROWER SET FORTH IN THIS PARAGRAPH SHALL NOT BE DEEMED TO PRECLUDE THE ENFORCEMENT, BY LENDER, OF ANY JUDGMENT OBTAINED IN ANY OTHER FORUM OR THE TAKING, BY LENDER, OF ANY ACTION TO ENFORCE THE SAME IN ANY OTHER APPROPRIATE JURISDICTION, BORROWER HEREBY WAIVE THE RIGHT, IF ANY, TO COLLATERALLY ATTACK ANY SUCH JUDGMENT OR ACTION.

Section 11.13 ACKNOWLEDGMENTS. Borrower hereby acknowledges that (a) it has been advised by counsel in the negotiation, execution and delivery of this Agreement and the other Loan Documents; (b) neither Lender nor anyone associated with Lender has any fiduciary relationship with or fiduciary duty to Borrower arising out of or in connection with this Agreement or any of the other Loan Documents, and the relationship between Lender, and Borrower, in connection herewith or therewith is solely that of debtor and creditor; and (c) no joint venture or partnership is created hereby or by the other Loan Documents or otherwise exists by virtue of the transaction contemplated hereby among the parties.

Section 11.14 CONFLICTS. In the event of any conflict between the terms of this Agreement and the terms of any of the other Loan Documents, the terms of this Agreement shall control.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Borrower and Lender have caused this Loan and Security Agreement to be duly signed and delivered as of the day and year first above written.

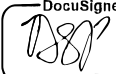
BORROWER:

Green Sapphire Holdings Inc., a Delaware corporation

By: _____
Name: Ryan C. Cicoski
Its: Director

LENDER:


Global Capital Partners LLC, a Delaware limited liability company

By:  _____
Name: Dustin Springett
Its: Manager

IN WITNESS WHEREOF, Borrower and Lender have caused this Loan and Security Agreement to be duly signed and delivered as of the day and year first above written.

BORROWER:

Green Sapphire Holdings Inc., a Delaware corporation

By: 
Name: RYAN C. CICOSTEZ
Its: DELECTION

LENDER:

Global Capital Partners LLC, a Delaware limited liability company

By: _____
Name: _____
Its: _____

Acknowledgement

Access Management SAS acknowledges that the pledge of shares is permitted in accordance with the provisions of the charter document and acknowledges the pledge by Green Sapphire Holdings Inc. and Lender's security interest in the Collateral consisting of all of the shares of Access Management SAS and its rights with respect thereto described in this Agreement.

Access Management SAS represents and warrants that Access Management SAS owns the Property and that such Property owned by Access Management SAS is owned free and clear of any and all liens, charges or encumbrances.

Access Management SAS

By: _____
Name: _____
Its: _____

Exhibit A

Form of Note

(see attached)

Exhibit B

Form of Guaranty

(see attached)

Exhibit C

Form of Pledge

(see attached)

Exhibit D

Description of Properties

- 1) One villa and land in St. Barthelemy commonly known as Villa Mona, located at the AE 314 plot of 12,760 m2 in Colombier on the island of SAINT BARTHELEMY (97133).
- 2) The AI 220 plot of 2,676 m2 located in Saint-Jean on the island of SAINT BARTHELEMY (97133).

EXHIBIT 9

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS**

IN RE:

GREEN SAPPHIRE HOLDINGS,
INC.,

Debtor.

Case Number 25-07412

Chapter 11

Honorable Jacqueline Cox

**DECLARATION OF DUSTIN SPRINGETT
IN SUPPORT OF MOTION TO LIFT STAY**

I, Dustin Springett, of full age, declare as follows:

1. I am the Director of Global Capital Partners LLC (“Global Capital”) and the Director of Access Management, S.A.S., Inc. (“Access Management”). I am authorized to make this Declaration on behalf of both companies.
2. I make this Declaration based upon my personal knowledge.
3. In February 2023, Global Capital entered into a secured lending transaction with Green Sapphire Holdings Inc. (“Green Sapphire”). Global Capital loaned \$10 million to Green Sapphire, and Green Sapphire agreed to repay the loan upon maturity, on June 16, 2023. Green Sapphire pledged as collateral the shares in its wholly-owned subsidiary Access Management and the subsidiary’s only assets, one residential property and one land parcel, both located on the Caribbean island of St. Barts.

4. I represented Global Capital in each phase of the loan transaction and settlement, and signed each agreement on Global Capital's behalf. Nelson Mullins Riley & Scarborough LLP represented Global Capital as legal counsel at each stage.

5. Ryan Cicoski, the then-director of Green Sapphire, represented Green Sapphire in each phase of the loan transaction and settlement, and signed each of the agreements on Green Sapphire's behalf. Charles Mack, of the Mack Law Group, Northbrook, Illinois, represented Green Sapphire as legal counsel at each stage.

6. The transaction underwent a rigorous due diligence process, which I led on behalf of Global Capital. Among other things, I reviewed and analyzed detailed information regarding Green Sapphire's financial condition.

7. I reviewed balance sheet and income statement information for Green Sapphire for the years 2019, 2020, and 2021 (the “2019 to 2021 Green Sapphire Financial Information”). I also reviewed balance sheet and income statement information for Green Sapphire for the period January 1, 2022 to September 20, 2022 (the “2022 Green Sapphire Financial Information”). I received both sets of information from Green Sapphire during due diligence. Attached as Exhibit 1 is a true and correct copy of the 2019 to 2021 Green Sapphire Financial Information.

9. On June 16, 2023, the loan reached maturity and the debt came due. Green Sapphire did not repay any part of the \$10 million principal or the accrued interest. The parties agreed to enter into a loan modification. The maturity date was extended until October 31, 2023, and an additional \$1 million was advanced to Green Sapphire. On August 11, the additional funds (net of fees) were wire-transferred to Mr. Mack. None of the funds were returned to Global Capital.

10. On October 31, 2023, the loan reached its extended maturity date. Green Sapphire again did not repay any amount due, and no further modification was agreed to. Shortly thereafter, Global Capital sent Green Sapphire a notice of default and exercised its contractual rights to the collateral.

11. On December 15, 2023, Global Capital took possession of Access Management by stock assignment, and I was appointed Access Management's sole director. Attached as Exhibit 3 is a true and correct copy of the Stock Assignment Separate from Certificate.

12. On February 7, 2024, the parties signed the Loan Settlement Agreement to resolve all remaining claims related to the loan. Green Sapphire acknowledged that it failed to repay the loan and defaulted, and agreed that Global Capital now owned the collateral, Access Management and the St. Barts properties. To resolve the remaining claims, Green Sapphire also agreed to make a settlement payment to Global Capital of \$1.66 million, to be paid in stock in another Delaware corporation, CYRB Inc. In exchange, Global Capital agreed that the loan was satisfied in full. The loan having been settled, the mortgage on the St. Barts Properties was no longer necessary and allowed to expire.

13. Following the loan settlement, Global Capital turned to selling the St. Barts properties to recover Green Sapphire's defaulted amounts. Global Capital initiated a sale process for the residential property, Villa Mona, first.

14. Four years earlier, Green Sapphire obtained a building permit authorizing it to make renovations to Villa Mona. The permit was transferred to Access Management in connection with the Loan Settlement Agreement. Plans were therefore put in motion to begin to renovate the villa prior to the permit's expiration.

15. In early February 2024, I traveled to St. Barts to discuss the Villa Mona project with Johannes Zingerle, an architect with the firm Design Affairs

SAS. On February 6, Mr. Zingerle and I met at Villa Mona. We walked the property and discussed the renovation plans.

16. On March 12, 2024, I returned to St. Barts and met with Mr. Zingerle in his office. There, we reached an agreement. Mr. Zingerle agreed to direct and manage the renovations. I agreed that Access Management would pay Mr. Zingerle reasonable compensation, initially on an hourly basis until more significant works were to begin.

17. On July 24, 2024, Access Management broke ground on its renovations to Villa Mona. Mr. Zingerle directed a contractor, SAS GTR Services, in creating paths along the property and clearing smaller trees. The contractor then excavated an area to the side of the existing villa in preparation for constructing the new building extension. A platform for the extension was partially completed that day.

18. On the same day, Mr. Zingerle sent me photographs of the construction and an invoice for the contractor's services, which amounted to € 5,975.00. I approved the invoice that day as director of Access Management. More work remained to complete the platform, and Mr. Zingerle estimated the total cost to be between € 7,000 and 9,000.

19. On September 12, 2024, I went to Villa Mona to meet with Melodie Laplace, head of the St. Barts planning department (the Service de l'Urbanisme),

and three department employees. I understood from Mr. Zingerle that the department was concerned with the pace of construction under the building permit. Three weeks earlier, Mr. Zingerle met with Ms. Laplace at the property to demonstrate the progress he made on construction. Mr. Zingerle was unable to access the property because the keypad had been changed, and the tour was canceled.

20. During my tour with Ms. Laplace, she expressed an unfavorable view of the state of construction. Ms. Laplace told me that the work to date was insufficient to maintain the permit. Ms. Laplace said that more construction must be completed immediately or the permit will be revoked. I then called Mr. Zingerle on my cell phone and asked him to speak with Ms. Laplace. I heard Ms. Laplace convey the same message to Mr. Zingerle, that the permit would be revoked if construction did not resume soon.

21. On September 27, 2024, Mr. Zingerle notified me that he could not continue to work on the Villa Mona project under the circumstances, particularly Green Sapphire's denial of access to the property. Mr. Zingerle has not done any work since.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on the 22nd day of May, 2025, at Grand Cayman, Cayman Islands.

Global Capital Partners LLC

Access Management, S.A.S., Inc.



Dustin Springett
Director



Dustin Springett
Director

EXHIBIT 1

9

EXHIBIT 2

Green Sapphire Holdings Inc.

9.30.2022

Assets

Cash	2,167,638
Prepaid Expenses	-
Investments	
Private Equity Funds	23,879,386
St Barths Properties	26,850,000
Storage Facility Partnership, Madison,	954,963
Cumberland Crossing Partnership	3,064,641
Natural Gas Interests	8,648,414
Cedar Park Development	58,219,148
Total Investments	<u>121,616,552</u>
Total Assets	<u>123,784,190</u>

Liabilities

Related Party Payable	1,276,128
Note Payable	<u>3,588,208</u>
Total Liabilities	4,864,336

Equity

Affiliate Equity	59,674,459
Retained Earnings	52,925,318
Net Income	<u>6,320,077</u>
Total Equity	<u>118,919,854</u>
Total Liabilities and Equity	<u>123,784,190</u>

INCOME

Distribution Income	294,520
Misc Income	15,041
Unrealized on investments	<u>6,587,245</u>
Total Income	<u>6,896,806</u>

EXPENSE

Professional fees	110,558
Office Expenses	96,013
Property Due Dilligence	139,088
Financing Fees	<u>231,070</u>
Total Expense	<u>576,729</u>
Net Income	<u>6,320,077</u>

EXHIBIT 3

STOCK ASSIGNMENT SEPARATE FROM CERTIFICATE

For Value Received, Green Sapphire Holdings Inc., a Delaware corporation, hereby sells, assigns and transfers unto Global Capital Partners LLC
all of the shares of Access Management SA ("Corporation") standing in its name on the books of said Corporation and represented by Certificate(s) Numbered N/A.....herewith, and do hereby irrevocably constitute and appoint Dustin Springett
attorney to transfer the said stock on the books of said Corporation with full power to substitution in the premises.

Dated December 15, 2023

Green Sapphire Holdings Inc., a Delaware corporation

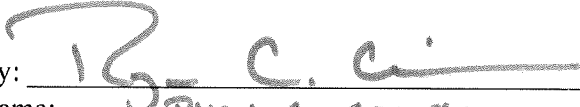
By: 
Name: TRISTAN C. CIESKI
Its: DIRECTOR

EXHIBIT 10

Charles Mack

From: Stacey McHugh <smchugh@terracartapartners.com>
Sent: Tuesday, January 31, 2023 5:37 PM
To: Charles Mack
Subject: Funds

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Charlie,

Please send any excess funds to:

Beneficiary Account Name: Alpha Carta Ltd.
Beneficiary Account Number: 10458500
Beneficiary Address: 90 N Church Street | P.O. Box 10315 | Grand Cayman, Cayman Islands, KY1-1006
Beneficiary Bank: FirstCaribbean International Bank (Cayman) Limited
Bank Address: 25 Main Street, Grand Cayman, Cayman Islands KY1-1102
SWIFT/BIC Code: FCIBKYKY

Thanks,

Stacey McHugh
630.788.7190
smchugh@terracartapartners.com

This electronic mail message and any attached files are intended for the exclusive use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please erase all copies of the message and its attachments and notify us immediately. Thank you.

Funds Received	\$ 900,000.00
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JDI	\$ 225,555.56
-----	---------------

Alpha Carta	\$ 674,444.44
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Wire Transfer Outgoing Request



Wire Transfer Sender Information

Sender Name: CHARLES JEFFREY MACK				
Account Name: CHARLES MACK DBA CHARLES MACK LAW GROUP IOLTA TRUST ACCOUNT		Street Address: 1363 SHERMER RD STE 210		
City: NORTHBROOK	State: IL	Zip: 60062-4575	Country: USA	Daytime Phone: 847-452-2396
Primary ID Type: Driver's License	ID Issuer: IL	ID Number: m20015059117	ID Issue Date: 06/10/2022	ID Exp: 04/24/2026
Secondary ID Type: Chase or Bank Issued Credit/Debit Card	ID Issuer: CHASE	ID Number: XXXXXXXXXXXX8806	ID Issue Date:	ID Exp: 10/31/2027
Comments:				

Wire Transfer Information

Request Date: 02/02/2023	Request time: 02:48:07PM Eastern time	Effective date: 02/02/2023	Wire Type: Domestic
Debit Account #: XXXXX6577	Debit Account Type: IOLTA ACCOUNT	Wire Amount (US dollars): \$225,555.56	
Qualifying Account #:	Qualifying Account Type:	Source of funds: Checking	Wire Fee: \$0
Currency type to be sent: US Dollars	Exchange rate: N/A	Foreign currency amount: N/A	Amount to Collect (USD): \$225,555.56
FX Contract Number:			

Recipient Account Information

Account Name: BLF IV CAPITAL LLC			
Street Address:		Account Number: 2902052	
		City:	State: Zip: Country:
Text to Recipient:			

Receiving Bank Information

Bank Name: CIBC Bank USA			
Street Address: 70 West Madison St		Bank ABA/SWIFT Code: 071006486	
		City: Chicago	State: Zip: Country: IL 60602-4204 USA
Intermediary Bank Name:			
Street Address:		Intermediary Bank ABA:	
		City:	State: Zip: Country:
Text to Receiving Bank:			

Wire Transfer Agreement

1. Service.

The terms and provisions in this Wire Transfer Agreement ("Agreement") describe our wire transfer service, including what you can expect from us (JPMorgan Chase Bank, N.A.) and the security procedures we will take when you send a wire transfer. If there is a conflict between any section of your Deposit Account Agreement and this Agreement, the provisions of this Agreement will apply.

The following types of wire transfers, when completed by a branch banker or by a Chase Private Client telephone banker, are governed by this Agreement:

- **Domestic Wire Transfer:** A wire transfer sent to a bank within the U.S., including its territories.
- **International Wire Transfer:** A wire transfer sent in either U.S. or foreign currencies, including using our Chase Global Transfer service, to a bank outside the U.S.
- **Consumer International Wire Transfer:** A wire transfer that is sent by a natural person in the United States to transfer funds to a beneficiary in a foreign country for personal, family, or household purposes.

By providing your signature as authorization, as part of our security procedures, you agree to these terms and conditions and authorize us to provide you Domestic Wire Transfers or International Wire Transfers. Wire transfers, when completed using our Online Services or Mobile Services, are governed by a separate agreement.

2. Security Procedures.

These security procedures are only to help prevent unauthorized access to your account. All wire transfer requests go through an internal review, and we may need to contact you to verify information about your wire transfer. We may impose stricter security procedures for any particular wire transfer you make, but we have no obligation to do so. If we choose to impose stricter security procedures, we will not be liable to you for any delays or losses, and we will not be obligated to impose such security procedures in the future.

(a) For Chase Branch Wire Transfers Only:

When you request a wire transfer in a branch you will be required to provide your signature as authorization for each wire transfer and show valid identification. You acknowledge these security procedures used for wire requests you make in a branch are a commercially reasonable method of verifying your branch wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.

(b) For Chase Private Client Customers Only:

Only Chase Private Client telephone bankers can complete your wire transfer request using this service. To request wire transfers, you must provide your signature as authorization and maintain an active Chase Private Client Checking or Savings account. On the authorization form you can place a dollar limit on the wire transfers you request.

- You may request a wire transfer by telephone, and you agree that we will confirm your request by using any of the following security procedures, at our discretion:
 - Confirming certain personal information about you
 - Contacting you, another account holder or someone else you have listed on the authorization form.
- You may request a wire transfer by email, and you agree that we will confirm your request by contacting you or another account holder.
- We may call you at any phone number we have for you in our records or to the phone numbers provided on the authorization form.

- You acknowledge that we offer wire transfer services in person at our branches, or online which provide a higher level of security for your accounts, and you can use these options instead. You acknowledge the respective security procedures above for wire transfers are a commercially reasonable method of verifying your wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.
- If you do not specify the account from which to subtract the funds, we can subtract the amount of the wire transfer from any account you designated on the authorization form.

3. Processing, Canceling, Delays and Notifications of Wire Transfers.

(a) Processing: We'll start processing your wire transfer the same business day if we receive it and complete our security procedures before the cutoff times we establish. In order to complete our processing before the cutoff times we establish, we need to finish any secondary internal reviews and you must have available funds in the deposit account you designated in your Instructions.

(b) Canceling: You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please see the section *Consumer International Wire Transfers* for more information on canceling Consumer International Wire Transfers. For all other wire transfers, once you have submitted a wire transfer for the current business day, you cannot cancel it after we've begun processing, but you may request us to attempt to return the funds to you. If the recipient's bank agrees, your funds may be returned to you, but likely not the full amount that was originally sent. We will not automatically cancel your wire transfer due to the transfer being delayed by more than five business days; if we do cancel your wire transfer we'll notify you.

(c) Modifying: Once a wire transfer has begun processing, we will not be able to change any type of wire transfer requests unless the recipient's bank agrees. If the recipient's bank declines to change the wire transfer request, you will be responsible for the transfer you initially requested.

(d) Internal Review: During our internal review, we may subtract funds from your account or place a hold on your account and it may result in processing delays. Once we have released the wire transfer, the recipient's bank may delay credit to the recipient due to their own internal review processes.

(e) Notifications: We will send you an email notification on the status of your wire transfer, it will be sent to an email address you have provided. We may also notify you verbally of the status of your wire transfer, but we are not required to do so. If you do not have an email address on file, if the email is returned undeliverable, or we are unable to send an email due to system failures or outages beyond our reasonable control, it is your responsibility to monitor your account for the status of your wire transfer. You may contact us for the status of your wire transfer. These notification methods are deemed to be commercially reasonable. Any other information we may provide upon successfully scheduling a wire transfer is only an indication that we've received your request and not an indication that we've accepted your wire transfer.

4. Identifying Number.

We or any other bank involved in the wire transfer will complete your wire transfer request using the account number or bank identification number you provide, even if the numbers do not match the recipient's or bank's name. ***If you provided us an incorrect account number for the recipient or an incorrect routing or identification number for the recipient's bank, you could lose the amount of the transfer.***

Wire Transfer Agreement - continued

5. Future Dated Wire Transfers.

You may request a future dated (one -time) domestic wire transfer, up to 10 business days from the current business day's cutoff time. You cannot cancel a future dated wire transfer once it has been requested.

6. Foreign Exchange Transfer.

It is our discretion in which foreign currencies we will send wire transfers, and these can change at any time. If you send a wire transfer in a foreign currency, you authorize us to subtract the amount from your account at the exchange rate we offered at the time you requested it. The foreign exchange rates we use are determined by us in our sole discretion.

The exchange rate we use will include a spread and may include commissions or other costs that we, our affiliates, or our vendors may charge in providing foreign currency exchange to you. The exchange rate may vary among customers depending on your relationship, products with us or the type of transaction being conducted, the dollar amount, type of currency, and the date and the time of the exchange. You should expect that these rates will be less favorable than rates quoted online or in publications.

If your initial request is returned, cancelled or changed, and if you request a new wire transfer, the current exchange rate at the time of the new transaction will apply. If the funds are returned or payment cannot be made for any reason, we will not be liable for more than the amount of the wire transfer at our exchange rate at the time we return the funds to you, less charges taken by any other bank involved in the wire transfer. However, if you requested a Consumer International Wire Transfer additional rights may apply. If you cancel a funds transfer request, other than a cancellation of a Consumer International Wire Transfer within 30 minutes after you authorized us to send it, and it causes a loss or cost to us, we may subtract funds from your account to cover these losses.

If the wire transfer is not in the currency of the recipient's account, the recipient's bank or another processing bank may reject the wire transfer or convert it. If converted, you agree the wire transfer may be converted to a different currency at their exchange rate and may subtract additional fees.

7. Fees and Payment Route.

We may charge a fee when you use this service based on your account agreement or fee schedule in effect when the wire is sent from your account, or for business accounts, based on the terms in effect when your next available account analysis is performed. We may use any funds transfer system we believe reasonable to complete your request, regardless of any instructions you might give us. If we also are the recipient's bank, we may complete your request using an internal transfer. You are responsible for all fees and taxes, including our fees and any fees charged by other funds transfer systems or banks involved in the transfer.

8. Wire Transfer System Rules and Laws.

The use of this service is subject to all applicable U.S. federal and state laws, regulations, rules and wire transfer arrangements, including the respective state's Uniform Commercial Code Article 4A, as may be applicable, which, in the event of a conflict with this Agreement, will govern. All of your wire transfers must comply with U.S. laws, including the regulations and economic sanctions administered by the U.S. Treasury Department's Office of Foreign Asset Control and other applicable laws.

If you make a Consumer International Wire Transfer, it is also subject to additional federal laws and regulations.

9. Indemnification.

You will indemnify us for all claims, expenses, liabilities, and losses (including reasonable legal fees) if you or a third party makes a claim against us for any of our actions or services in this Agreement, unless they prove gross negligence or willful misconduct. You understand this section will survive even if you close your account or this Agreement is terminated.

10. Failure to Perform; Limitation of Liability.

We are only responsible for performing the services specified in this Agreement. Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under UCC 4A or, to the extent applicable Regulation E, subpart B. Except as required by Regulation E, subpart B, as applicable, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. **IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

Any provision of this Agreement that limits the bank's liability does not negate the bank's duty (if any) under applicable law to act in good faith and with reasonable care.

11. Changes to the Agreement.

We may change the terms of this Agreement, including fees and features of this service, at any time. If any change would adversely affect you, we will notify you in advance, unless the change is necessary to comply with a legal requirement.

We may direct you to a branch or to your Chase Private Client banker for the content of any changes or the revised Agreement unless the law requires a different method. Your use of this service after we have made such changes available will be considered your agreement to the change.

12. Contact Us in the Event of an Error.

We will not be responsible for any delays in payment or additional fees caused by your failure to promptly notify us. You will exercise ordinary care to determine whether a wire transfer request we accepted and subtracted from your account was either in error or not authorized. Except for any Consumer International Wire Transfer, in the event of an error or unauthorized wire transfer, you agree to notify us within 30 days after we mail a statement reflecting the transfer or otherwise make such a statement available (for example, paperless statements). You agree that we are entitled to retain payment for a wire transfer unless you notify us within this 30-day period. For additional terms governing Consumer International Wire Transfers, please see the section *Consumer International Wire Transfers*.

13. Consumer International Wire Transfers.

(a) This section contains additional terms applicable only to Consumer International Wire Transfers. This section does not apply to any wire transfer request for delivery to a beneficiary in the United States, to any wire transfer request initiated by a non-consumer, or to any wire transfer request initiated by a consumer for any non-personal, non-family, or non-household purposes. In the event of a conflict between a provision in this section and a provision in the rest of this Agreement, or in the agreement governing your funding account, the provision in this section will control with respect to Consumer International Wire Transfers.

Wire Transfer Agreement - continued

(b) Prior to sending a Consumer International Wire Transfer, we will provide you with certain important disclosures regarding your transaction including, to the extent applicable: the amount that will be transferred to the beneficiary, the amount and description of any fees and taxes imposed by us, the total amount of the transaction, the exchange rate to be used if applicable, the amount of currency to be transferred, the amount and description of any fees imposed by intermediaries or our agents, and the amount that will be received by the beneficiary. In addition to the items above you will also be provided the date the funds are to be made available to the beneficiary, error resolution and cancellation right information and other disclosures. This will be provided either at the time you authorize the wire transfer or on a receipt provided after you've authorized your transaction.

(c) Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under Regulation E, subpart B or, to the extent applicable, UCC 4A. Except as required by Regulation E, subpart B, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(d) You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please refer to the disclosure we provided to you at the time you authorized the Consumer International Wire Transfer on how to cancel.

(e) If you think there has been an error or problem with your Consumer International Wire Transfer, call us at 1-888-434-3030, visit a Chase branch, or send an account inquiry via Secure Message Center on chase.com.

You must contact us within 180 days of the date we disclosed to you that funds would be made available to the recipient. When you do, please tell us:

- Your name and address;
- The error or problem with the transfer, and why you believe it is an error or problem;
- The name of the recipient, and if you know it, their telephone number or address;
- The dollar amount of the transfer; or
- The confirmation code or number of the transaction

We will determine whether an error occurred within 90 days after you contact us and we will correct any error promptly. We will tell you the results within three business days after completing our investigation and will advise you of any remedies that may be available to you. If no response is received, we will refund your account for the applicable remedies. If we decide that there was no error, we will send you a written explanation. You may ask for copies of any documents we used in our investigation.

Be aware of wire scams, because once the wire is sent, you may not be able to recover your money.

By providing your signature as authorization, you agree to these terms and conditions, that the wire transfer information in this document is accurate and you authorize us to process this wire transfer.

Recipient Bank's Identifier (ABA/SWIFT): 071006486

Recipient's Account Number: 2902052

Sender's Signature: _____

Date: _____

Email Address: charles@mlgcounsel.net

Transaction Number (Contact ID): 094792530820001

The Email Address and Transaction Number provided will be used for communication purposes.

Branch / Department Information

Initiated by: JULIA DOMINGUEZ Initiating Branch: Waukegan and Thr Phone: 847-559-9615 Request Time: 02:48:07PM

Wire Transfer: ☐ Approved ☐ Declined

Approved/Declined by (Print): _____

Approved/Declined by (Signature): _____ Date: _____

Decline Reason: _____ Comments: _____

Approving Manager (wire amount over limit) _____

Method of Approval (attach required supporting documentation) ☐ Phone call ☐ Email ☐ Other (explain) _____

Wire Tracking Information

FX Contract Number (if applicable) _____

Wire Transfer Outgoing Request



Wire Transfer Sender Information

Sender Name: CHARLES JEFFREY MACK				
Account Name: CHARLES MACK DBA CHARLES MACK LAW GROUP IOLTA TRUST ACCOUNT		Street Address: 1363 SHERMER RD STE 210		
City: NORTHBROOK	State: IL	Zip: 60062-4575	Country: USA	Daytime Phone: 847-452-2396
Primary ID Type: Driver's License	ID Issuer: IL	ID Number: m20015059117	ID Issue Date: 06/10/2022	ID Exp: 04/24/2026
Secondary ID Type: Chase or Bank Issued ATM Card	ID Issuer: CHASE	ID Number: XXXXXXXXXXXX8806	ID Issue Date:	ID Exp: 10/31/2027
Comments:				

Wire Transfer Information

Request Date: 02/02/2023	Request time: 03:01:27PM Eastern time	Effective date: 02/02/2023	Wire Type: International
Debit Account #: XXXXX6577	Debit Account Type: IOLTA ACCOUNT	Wire Amount (US dollars): \$674,444.44	
Qualifying Account #:	Qualifying Account Type:	Source of funds: Checking	Wire Fee: \$0
Currency type to be sent: US Dollars	Exchange rate: N/A	Foreign currency amount: N/A	Amount to Collect (USD): \$674,444.44
FX Contract Number:			

Recipient Account Information

Account Name: ALPHA CARTA LTD.				
Street Address: 90 N CHURCH STREET PO BOX 10315		Account Number: 10458500		
Text to Recipient:		City: GRAND CAYMAN	State:	Zip: KY1-1006
		Country: KY		

Receiving Bank Information

Bank Name: FirstCaribbean International Bank (Cayman) Limited				
Street Address: PO Box 68GT, First Caribbean House		Bank ABA/SWIFT Code: FCIBKYKXXX		
		City: George Town	State:	Zip: KY1-1107
		Country: KY		
Intermediary Bank Name:				
Street Address:		Intermediary Bank ABA:		
		City:	State:	Zip:
		Country:		
Text to Receiving Bank:				

Wire Transfer Agreement

1. Service.

The terms and provisions in this Wire Transfer Agreement ("Agreement") describe our wire transfer service, including what you can expect from us (JPMorgan Chase Bank, N.A.) and the security procedures we will take when you send a wire transfer. If there is a conflict between any section of your Deposit Account Agreement and this Agreement, the provisions of this Agreement will apply.

The following types of wire transfers, when completed by a branch banker or by a Chase Private Client telephone banker, are governed by this Agreement:

- **Domestic Wire Transfer:** A wire transfer sent to a bank within the U.S., including its territories.
- **International Wire Transfer:** A wire transfer sent in either U.S. or foreign currencies, including using our Chase Global Transfer service, to a bank outside the U.S.
- **Consumer International Wire Transfer:** A wire transfer that is sent by a natural person in the United States to transfer funds to a beneficiary in a foreign country for personal, family, or household purposes.

By providing your signature as authorization, as part of our security procedures, you agree to these terms and conditions and authorize us to provide you Domestic Wire Transfers or International Wire Transfers. Wire transfers, when completed using our Online Services or Mobile Services, are governed by a separate agreement.

2. Security Procedures.

These security procedures are only to help prevent unauthorized access to your account. All wire transfer requests go through an internal review, and we may need to contact you to verify information about your wire transfer. We may impose stricter security procedures for any particular wire transfer you make, but we have no obligation to do so. If we choose to impose stricter security procedures, we will not be liable to you for any delays or losses, and we will not be obligated to impose such security procedures in the future.

(a) For Chase Branch Wire Transfers Only:

When you request a wire transfer in a branch you will be required to provide your signature as authorization for each wire transfer and show valid identification. You acknowledge these security procedures used for wire requests you make in a branch are a commercially reasonable method of verifying your branch wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.

(b) For Chase Private Client Customers Only:

Only Chase Private Client telephone bankers can complete your wire transfer request using this service. To request wire transfers, you must provide your signature as authorization and maintain an active Chase Private Client Checking or Savings account. On the authorization form you can place a dollar limit on the wire transfers you request.

- You may request a wire transfer by telephone, and you agree that we will confirm your request by using any of the following security procedures, at our discretion:
 - Confirming certain personal information about you
 - Contacting you, another account holder or someone else you have listed on the authorization form.
- You may request a wire transfer by email, and you agree that we will confirm your request by contacting you or another account holder.
- We may call you at any phone number we have for you in our records or to the phone numbers provided on the authorization form.

- You acknowledge that we offer wire transfer services in person at our branches, or online which provide a higher level of security for your accounts, and you can use these options instead. You acknowledge the respective security procedures above for wire transfers are a commercially reasonable method of verifying your wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.
- If you do not specify the account from which to subtract the funds, we can subtract the amount of the wire transfer from any account you designated on the authorization form.

3. Processing, Canceling, Delays and Notifications of Wire Transfers.

(a) Processing: We'll start processing your wire transfer the same business day if we receive it and complete our security procedures before the cutoff times we establish. In order to complete our processing before the cutoff times we establish, we need to finish any secondary internal reviews and you must have available funds in the deposit account you designated in your instructions.

(b) Canceling: You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please see the section *Consumer International Wire Transfers* for more information on canceling Consumer International Wire Transfers. For all other wire transfers, once you have submitted a wire transfer for the current business day, you cannot cancel it after we've begun processing, but you may request us to attempt to return the funds to you. If the recipient's bank agrees, your funds may be returned to you, but likely not the full amount that was originally sent. We will not automatically cancel your wire transfer due to the transfer being delayed by more than five business days; if we do cancel your wire transfer we'll notify you.

(c) Modifying: Once a wire transfer has begun processing, we will not be able to change any type of wire transfer requests unless the recipient's bank agrees. If the recipient's bank declines to change the wire transfer request, you will be responsible for the transfer you initially requested.

(d) Internal Review: During our internal review, we may subtract funds from your account or place a hold on your account and it may result in processing delays. Once we have released the wire transfer, the recipient's bank may delay credit to the recipient due to their own internal review processes.

(e) Notifications: We will send you an email notification on the status of your wire transfer, it will be sent to an email address you have provided. We may also notify you verbally of the status of your wire transfer, but we are not required to do so. If you do not have an email address on file, if the email is returned undeliverable, or we are unable to send an email due to system failures or outages beyond our reasonable control, it is your responsibility to monitor your account for the status of your wire transfer. You may contact us for the status of your wire transfer. These notification methods are deemed to be commercially reasonable. Any other information we may provide upon successfully scheduling a wire transfer is only an indication that we've received your request and not an indication that we've accepted your wire transfer.

4. Identifying Number.

We or any other bank involved in the wire transfer will complete your wire transfer request using the account number or bank identification number you provide, even if the numbers do not match the recipient's or bank's name. ***If you provided us an incorrect account number for the recipient or an incorrect routing or identification number for the recipient's bank, you could lose the amount of the transfer.***

Wire Transfer Agreement - continued

5. Future Dated Wire Transfers.

You may request a future dated (one -time) domestic wire transfer, up to 10 business days from the current business day's cutoff time. You cannot cancel a future dated wire transfer once it has been requested.

6. Foreign Exchange Transfer.

It is our discretion in which foreign currencies we will send wire transfers, and these can change at any time. If you send a wire transfer in a foreign currency, you authorize us to subtract the amount from your account at the exchange rate we offered at the time you requested it. The foreign exchange rates we use are determined by us in our sole discretion.

The exchange rate we use will include a spread and may include commissions or other costs that we, our affiliates, or our vendors may charge in providing foreign currency exchange to you. The exchange rate may vary among customers depending on your relationship, products with us or the type of transaction being conducted, the dollar amount, type of currency, and the date and the time of the exchange. You should expect that these rates will be less favorable than rates quoted online or in publications.

If your initial request is returned, cancelled or changed, and if you request a new wire transfer, the current exchange rate at the time of the new transaction will apply. If the funds are returned or payment cannot be made for any reason, we will not be liable for more than the amount of the wire transfer at our exchange rate at the time we return the funds to you, less charges taken by any other bank involved in the wire transfer. However, if you requested a Consumer International Wire Transfer additional rights may apply. If you cancel a funds transfer request, other than a cancellation of a Consumer International Wire Transfer within 30 minutes after you authorized us to send it, and it causes a loss or cost to us, we may subtract funds from your account to cover these losses.

If the wire transfer is not in the currency of the recipient's account, the recipient's bank or another processing bank may reject the wire transfer or convert it. If converted, you agree the wire transfer may be converted to a different currency at their exchange rate and may subtract additional fees.

7. Fees and Payment Route.

We may charge a fee when you use this service based on your account agreement or fee schedule in effect when the wire is sent from your account, or for business accounts, based on the terms in effect when your next available account analysis is performed. We may use any funds transfer system we believe reasonable to complete your request, regardless of any instructions you might give us. If we also are the recipient's bank, we may complete your request using an internal transfer. You are responsible for all fees and taxes, including our fees and any fees charged by other funds transfer systems or banks involved in the transfer.

8. Wire Transfer System Rules and Laws.

The use of this service is subject to all applicable U.S. federal and state laws, regulations, rules and wire transfer arrangements, including the respective state's Uniform Commercial Code Article 4A, as may be applicable, which, in the event of a conflict with this Agreement, will govern. All of your wire transfers must comply with U.S. laws, including the regulations and economic sanctions administered by the U.S. Treasury Department's Office of Foreign Asset Control and other applicable laws.

If you make a Consumer International Wire Transfer, it is also subject to additional federal laws and regulations.

9. Indemnification.

You will indemnify us for all claims, expenses, liabilities, and losses (including reasonable legal fees) if you or a third party makes a claim against us for any of our actions or services in this Agreement, unless they prove gross negligence or willful misconduct. You understand this section will survive even if you close your account or this Agreement is terminated.

10. Failure to Perform; Limitation of Liability.

We are only responsible for performing the services specified in this Agreement. Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under UCC 4A or, to the extent applicable Regulation E, subpart B. Except as required by Regulation E, subpart B, as applicable, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Any provision of this Agreement that limits the bank's liability does not negate the bank's duty (if any) under applicable law to act in good faith and with reasonable care.

11. Changes to the Agreement.

We may change the terms of this Agreement, including fees and features of this service, at any time. If any change would adversely affect you, we will notify you in advance, unless the change is necessary to comply with a legal requirement.

We may direct you to a branch or to your Chase Private Client banker for the content of any changes or the revised Agreement unless the law requires a different method. Your use of this service after we have made such changes available will be considered your agreement to the change.

12. Contact Us in the Event of an Error.

We will not be responsible for any delays in payment or additional fees caused by your failure to promptly notify us. You will exercise ordinary care to determine whether a wire transfer request we accepted and subtracted from your account was either in error or not authorized. Except for any Consumer International Wire Transfer, in the event of an error or unauthorized wire transfer, you agree to notify us within 30 days after we mail a statement reflecting the transfer or otherwise make such a statement available (for example, paperless statements). You agree that we are entitled to retain payment for a wire transfer unless you notify us within this 30-day period. For additional terms governing Consumer International Wire Transfers, please see the section *Consumer International Wire Transfers*.

13. Consumer International Wire Transfers.

(a) This section contains additional terms applicable only to Consumer International Wire Transfers. This section does not apply to any wire transfer request for delivery to a beneficiary in the United States, to any wire transfer request initiated by a non-consumer, or to any wire transfer request initiated by a consumer for any non-personal, non-family, or non-household purposes. In the event of a conflict between a provision in this section and a provision in the rest of this Agreement, or in the agreement governing your funding account, the provision in this section will control with respect to Consumer International Wire Transfers.

Wire Transfer Agreement - continued

(b) Prior to sending a Consumer International Wire Transfer, we will provide you with certain important disclosures regarding your transaction including, to the extent applicable: the amount that will be transferred to the beneficiary, the amount and description of any fees and taxes imposed by us, the total amount of the transaction, the exchange rate to be used if applicable, the amount of currency to be transferred, the amount and description of any fees imposed by intermediaries or our agents, and the amount that will be received by the beneficiary. In addition to the items above you will also be provided the date the funds are to be made available to the beneficiary, error resolution and cancellation right information and other disclosures. This will be provided either at the time you authorize the wire transfer or on a receipt provided after you've authorized your transaction.

(c) Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under Regulation E, subpart B or, to the extent applicable, UCC 4A. Except as required by Regulation E, subpart B, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(d) You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please refer to the disclosure we provided to you at the time you authorized the Consumer International Wire Transfer on how to cancel.

(e) If you think there has been an error or problem with your Consumer International Wire Transfer, call us at 1-888-434-3030, visit a Chase branch, or send an account inquiry via Secure Message Center on chase.com.

You must contact us within 180 days of the date we disclosed to you that funds would be made available to the recipient. When you do, please tell us:

- Your name and address;
- The error or problem with the transfer, and why you believe it is an error or problem;
- The name of the recipient, and if you know it, their telephone number or address;
- The dollar amount of the transfer; or
- The confirmation code or number of the transaction

We will determine whether an error occurred within 90 days after you contact us and we will correct any error promptly. We will tell you the results within three business days after completing our investigation and will advise you of any remedies that may be available to you. If no response is received, we will refund your account for the applicable remedies. If we decide that there was no error, we will send you a written explanation. You may ask for copies of any documents we used in our investigation.

Be aware of wire scams, because once the wire is sent, you may not be able to recover your money.

By providing your signature as authorization, you agree to these terms and conditions, that the wire transfer information in this document is accurate and you authorize us to process this wire transfer.

Recipient Bank's Identifier (ABA/SWIFT): FCIBKYKXXX

Recipient's Account Number: 10458500

Sender's Signature: _____

Date: _____

Email Address: charles@mlgcounsel.net

Transaction Number (Contact ID): 614823633030001

The Email Address and Transaction Number provided will be used for communication purposes.

Branch / Department Information	
Initiated by: JULIA DOMINGUEZ	Initiating Branch: Waukegan and ThrPhone: 847-559-9615 Request Time: 03:01:27PM
Wire Transfer: <input type="checkbox"/> Approved <input type="checkbox"/> Declined	Approved/Declined by (Print): _____
Approved/Declined by (Signature): _____	Date: _____
Decline Reason: _____	Comments: _____
Approving Manager (wire amount over limit) _____	
Method of Approval (attach required supporting documentation) <input type="checkbox"/> Phone call <input type="checkbox"/> Email <input type="checkbox"/> Other (explain) _____	
Wire Tracking Information	
FX Contract Number (if applicable) _____	

From: [Jackson Hwu](#)
To: ["Charles Mack"](#); [Dustin Springett](#); ["Nathan Smith"](#)
Cc: [Jordan Zornes](#); [Sabrina Prendes](#)
Subject: RE: Global Capital Partners - wire confirmation

Please see below wire confirmation. Thanks everyone!

From: Wells Fargo Alerts Admin
Sent: Friday, February 17, 2023 3:03:25 PM (UTC-05:00) Eastern Time (US & Canada)
To: Bank Notice
Subject: Outgoing Wire - CEO Portal Treasury Information Reporting Alert
Commercial Electronic Office (CEO) Portal Treasury Information Reporting Alert: Outgoing Wire
Dear Erin Whitehead,
One or more wire transfers have been sent from your account(s).
Date/Time Stamp: 02/17/2023 12:03 pm PT
Debit Account Number: XXXXXXX-332
Debit Account Name: FL RETAINER/CORP IOLTA TRUST Wire Amount: 8,849,910.00 USD Value Date:
02/17/2023 Beneficiary Name: Charles J. Mack Fed/SWIFT Confirmation Number:
021711B7033R014100
For more information about this alert, sign on to the CEO portal.
Alert ID: 048-3827363

From: Charles Mack <charles@mlgcounsel.net>
Sent: Friday, February 17, 2023 10:44 AM
To: Jackson Hwu <jackson.hwu@nelsonmullins.com>; Jordan Zornes
<jordan.zornes@nelsonmullins.com>
Subject: Global Capital Partners

◀External Email▶ - From: charles@mlgcounsel.net

Can you please provide an update.

All the loan documents have been deposited with the lender and all the consents and other materials have also been deposited.

Please advise if funding can proceed.

Charles Mack
Mack Law Group
1363 Shermer Road, Suite 210
Northbrook Illinois 60062
Telephone: 847.239.7212
Email: Charles@mlgcounsel.net

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Charles Mack

From: Stacey McHugh <smchugh@terracartapartners.com>
Sent: Friday, February 17, 2023 4:21 PM
To: Charles Mack
Cc: Ryan Cicoski; Robert Bigelow
Subject: Re: Funds

Please wire to the same account:

Beneficiary Account Name: Alpha Carta Ltd.
Beneficiary Account Number: 10458500
Beneficiary Address: 90 N Church Street | P.O. Box 10315 | Grand Cayman, Cayman Islands, KY1-1006
Beneficiary Bank: FirstCaribbean International Bank (Cayman) Limited
Bank Address: 25 Main Street, Grand Cayman, Cayman Islands KY1-1102
SWIFT/BIC Code: FCIBKYKY

Thanks,

Stacey McHugh
630.788.7190
smchugh@terracartapartners.com

This electronic mail message and any attached files are intended for the exclusive use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please erase all copies of the message and its attachments and notify us immediately. Thank you.

On Feb 17, 2023, at 4:15 PM, Charles Mack <charles@mlgcounsel.net> wrote:

We will be able to wire \$7,100,000 on Tuesday morning.

With the \$900,000 previously wired the total amount of proceeds to Alpha Carta will be \$8 million.

Can you please provide wiring instructions.

Charles Mack
Mack Law Group
1363 Shermer Road, Suite 210
Northbrook Illinois 60062
Telephone: 847.239.7212
Email: Charles@mlgcounsel.net

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Wire Transfer Outgoing Request



Wire Transfer Sender Information

Sender Name: CHARLES JEFFREY MACK				
Account Name: CHARLES MACK DBA CHARLES MACK LAW GROUP IOLTA TRUST ACCOUNT		Street Address: 1363 SHERMER RD STE 210		
City: NORTHBROOK	State: IL	Zip: 60062-4575	Country: USA	Daytime Phone: 847-452-2396
Primary ID Type: Driver's License	ID Issuer: IL	ID Number: m20015059117	ID Issue Date: 06/10/2022	ID Exp: 04/24/2026
Secondary ID Type: Chase or Bank Issued Credit/Debit Card	ID Issuer: CHASE	ID Number: XXXXXXXXXXXX8806	ID Issue Date:	ID Exp: 10/31/2027
Comments:				

Wire Transfer Information

Request Date: 02/21/2023	Request time: 10:43:28AM Eastern time	Effective date: 02/21/2023	Wire Type: International
Debit Account #: XXXXX6577	Debit Account Type: IOLTA ACCOUNT	Wire Amount (US dollars): \$7,100,000.00	
Qualifying Account #:	Qualifying Account Type:	Source of funds: Checking	Wire Fee: \$0
Currency type to be sent: US Dollars	Exchange rate: N/A	Foreign currency amount: N/A	Amount to Collect (USD): \$7,100,000.00
FX Contract Number:			

Recipient Account Information

Account Name: APLHA CARTA LTD.			
Street Address:		Account Number: 10458500	
City:	State:	Zip:	Country:
Text to Recipient:			

Receiving Bank Information

Bank Name: FirstCaribbean International Bank (Cayman) Limited			
Street Address: PO Box 68GT, First Caribbean House		Bank ABA/SWIFT Code: FCIBKYKYXXX	
City: George Town	State:	Zip: KY1-1107	Country: KY
Intermediary Bank Name:			
Street Address:		Intermediary Bank ABA:	
City:	State:	Zip:	Country:
Text to Receiving Bank:			

Wire Transfer Agreement

1. Service.

The terms and provisions in this Wire Transfer Agreement ("Agreement") describe our wire transfer service, including what you can expect from us (JPMorgan Chase Bank, N.A.) and the security procedures we will take when you send a wire transfer. If there is a conflict between any section of your Deposit Account Agreement and this Agreement, the provisions of this Agreement will apply.

The following types of wire transfers, when completed by a branch banker or by a Chase Private Client telephone banker, are governed by this Agreement:

- **Domestic Wire Transfer:** A wire transfer sent to a bank within the U.S., including its territories.
- **International Wire Transfer:** A wire transfer sent in either U.S. or foreign currencies, including using our Chase Global Transfer service, to a bank outside the U.S.
- **Consumer International Wire Transfer:** A wire transfer that is sent by a natural person in the United States to transfer funds to a beneficiary in a foreign country for personal, family, or household purposes.

By providing your signature as authorization, as part of our security procedures, you agree to these terms and conditions and authorize us to provide you Domestic Wire Transfers or International Wire Transfers. Wire transfers, when completed using our Online Services or Mobile Services, are governed by a separate agreement.

2. Security Procedures.

These security procedures are only to help prevent unauthorized access to your account. All wire transfer requests go through an internal review, and we may need to contact you to verify information about your wire transfer. We may impose stricter security procedures for any particular wire transfer you make, but we have no obligation to do so. If we choose to impose stricter security procedures, we will not be liable to you for any delays or losses, and we will not be obligated to impose such security procedures in the future.

(a) For Chase Branch Wire Transfers Only:

When you request a wire transfer in a branch you will be required to provide your signature as authorization for each wire transfer and show valid identification. You acknowledge these security procedures used for wire requests you make in a branch are a commercially reasonable method of verifying your branch wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.

(b) For Chase Private Client Customers Only:

Only Chase Private Client telephone bankers can complete your wire transfer request using this service. To request wire transfers, you must provide your signature as authorization and maintain an active Chase Private Client Checking or Savings account. On the authorization form you can place a dollar limit on the wire transfers you request.

- You may request a wire transfer by telephone, and you agree that we will confirm your request by using any of the following security procedures, at our discretion:
 - Confirming certain personal information about you
 - Contacting you, another account holder or someone else you have listed on the authorization form.
- You may request a wire transfer by email, and you agree that we will confirm your request by contacting you or another account holder.
- We may call you at any phone number we have for you in our records or to the phone numbers provided on the authorization form.

- You acknowledge that we offer wire transfer services in person at our branches, or online which provide a higher level of security for your accounts, and you can use these options instead. You acknowledge the respective security procedures above for wire transfers are a commercially reasonable method of verifying your wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.
- If you do not specify the account from which to subtract the funds, we can subtract the amount of the wire transfer from any account you designated on the authorization form.

3. Processing, Canceling, Delays and Notifications of Wire Transfers.

(a) Processing: We'll start processing your wire transfer the same business day if we receive it and complete our security procedures before the cutoff times we establish. In order to complete our processing before the cutoff times we establish, we need to finish any secondary internal reviews and you must have available funds in the deposit account you designated in your instructions.

(b) Canceling: You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please see the section *Consumer International Wire Transfers* for more information on canceling Consumer International Wire Transfers. For all other wire transfers, once you have submitted a wire transfer for the current business day, you cannot cancel it after we've begun processing, but you may request us to attempt to return the funds to you. If the recipient's bank agrees, your funds may be returned to you, but likely not the full amount that was originally sent. We will not automatically cancel your wire transfer due to the transfer being delayed by more than five business days; if we do cancel your wire transfer we'll notify you.

(c) Modifying: Once a wire transfer has begun processing, we will not be able to change any type of wire transfer requests unless the recipient's bank agrees. If the recipient's bank declines to change the wire transfer request, you will be responsible for the transfer you initially requested.

(d) Internal Review: During our internal review, we may subtract funds from your account or place a hold on your account and it may result in processing delays. Once we have released the wire transfer, the recipient's bank may delay credit to the recipient due to their own internal review processes.

(e) Notifications: We will send you an email notification on the status of your wire transfer, it will be sent to an email address you have provided. We may also notify you verbally of the status of your wire transfer, but we are not required to do so. If you do not have an email address on file, if the email is returned undeliverable, or we are unable to send an email due to system failures or outages beyond our reasonable control, it is your responsibility to monitor your account for the status of your wire transfer. You may contact us for the status of your wire transfer. These notification methods are deemed to be commercially reasonable. Any other information we may provide upon successfully scheduling a wire transfer is only an indication that we've received your request and not an indication that we've accepted your wire transfer.

4. Identifying Number.

We or any other bank involved in the wire transfer will complete your wire transfer request using the account number or bank identification number you provide, even if the numbers do not match the recipient's or bank's name. ***If you provided us an incorrect account number for the recipient or an incorrect routing or identification number for the recipient's bank, you could lose the amount of the transfer.***

Wire Transfer Agreement - continued

5. Future Dated Wire Transfers.

You may request a future dated (one -time) domestic wire transfer, up to 10 business days from the current business day's cutoff time. You cannot cancel a future dated wire transfer once it has been requested.

6. Foreign Exchange Transfer.

It is our discretion in which foreign currencies we will send wire transfers, and these can change at any time. If you send a wire transfer in a foreign currency, you authorize us to subtract the amount from your account at the exchange rate we offered at the time you requested it. The foreign exchange rates we use are determined by us in our sole discretion.

The exchange rate we use will include a spread and may include commissions or other costs that we, our affiliates, or our vendors may charge in providing foreign currency exchange to you. The exchange rate may vary among customers depending on your relationship, products with us or the type of transaction being conducted, the dollar amount, type of currency, and the date and the time of the exchange. You should expect that these rates will be less favorable than rates quoted online or in publications.

If your initial request is returned, cancelled or changed, and if you request a new wire transfer, the current exchange rate at the time of the new transaction will apply. If the funds are returned or payment cannot be made for any reason, we will not be liable for more than the amount of the wire transfer at our exchange rate at the time we return the funds to you, less charges taken by any other bank involved in the wire transfer. However, if you requested a Consumer International Wire Transfer additional rights may apply. If you cancel a funds transfer request, other than a cancellation of a Consumer International Wire Transfer within 30 minutes after you authorized us to send it, and it causes a loss or cost to us, we may subtract funds from your account to cover these losses.

If the wire transfer is not in the currency of the recipient's account, the recipient's bank or another processing bank may reject the wire transfer or convert it. If converted, you agree the wire transfer may be converted to a different currency at their exchange rate and may subtract additional fees.

7. Fees and Payment Route.

We may charge a fee when you use this service based on your account agreement or fee schedule in effect when the wire is sent from your account, or for business accounts, based on the terms in effect when your next available account analysis is performed. We may use any funds transfer system we believe reasonable to complete your request, regardless of any instructions you might give us. If we also are the recipient's bank, we may complete your request using an internal transfer. You are responsible for all fees and taxes, including our fees and any fees charged by other funds transfer systems or banks involved in the transfer.

8. Wire Transfer System Rules and Laws.

The use of this service is subject to all applicable U.S. federal and state laws, regulations, rules and wire transfer arrangements, including the respective state's Uniform Commercial Code Article 4A, as may be applicable, which, in the event of a conflict with this Agreement, will govern. All of your wire transfers must comply with U.S. laws, including the regulations and economic sanctions administered by the U.S. Treasury Department's Office of Foreign Asset Control and other applicable laws.

If you make a Consumer International Wire Transfer, it is also subject to additional federal laws and regulations.

9. Indemnification.

You will indemnify us for all claims, expenses, liabilities, and losses (including reasonable legal fees) if you or a third party makes a claim against us for any of our actions or services in this Agreement, unless they prove gross negligence or willful misconduct. You understand this section will survive even if you close your account or this Agreement is terminated.

10. Failure to Perform; Limitation of Liability.

We are only responsible for performing the services specified in this Agreement. Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under UCC 4A or, to the extent applicable Regulation E, subpart B. Except as required by Regulation E, subpart B, as applicable, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. **IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.**

Any provision of this Agreement that limits the bank's liability does not negate the bank's duty (if any) under applicable law to act in good faith and with reasonable care.

11. Changes to the Agreement.

We may change the terms of this Agreement, including fees and features of this service, at any time. If any change would adversely affect you, we will notify you in advance, unless the change is necessary to comply with a legal requirement.

We may direct you to a branch or to your Chase Private Client banker for the content of any changes or the revised Agreement unless the law requires a different method. Your use of this service after we have made such changes available will be considered your agreement to the change.

12. Contact Us in the Event of an Error.

We will not be responsible for any delays in payment or additional fees caused by your failure to promptly notify us. You will exercise ordinary care to determine whether a wire transfer request we accepted and subtracted from your account was either in error or not authorized. Except for any Consumer International Wire Transfer, in the event of an error or unauthorized wire transfer, you agree to notify us within 30 days after we mail a statement reflecting the transfer or otherwise make such a statement available (for example, paperless statements). You agree that we are entitled to retain payment for a wire transfer unless you notify us within this 30-day period. For additional terms governing Consumer International Wire Transfers, please see the section *Consumer International Wire Transfers*.

13. Consumer International Wire Transfers.

(a) This section contains additional terms applicable only to Consumer International Wire Transfers. This section does not apply to any wire transfer request for delivery to a beneficiary in the United States, to any wire transfer request initiated by a non-consumer, or to any wire transfer request initiated by a consumer for any non-personal, non-family, or non-household purposes. In the event of a conflict between a provision in this section and a provision in the rest of this Agreement, or in the agreement governing your funding account, the provision in this section will control with respect to Consumer International Wire Transfers.

Wire Transfer Agreement - continued

(b) Prior to sending a Consumer International Wire Transfer, we will provide you with certain important disclosures regarding your transaction including, to the extent applicable: the amount that will be transferred to the beneficiary, the amount and description of any fees and taxes imposed by us, the total amount of the transaction, the exchange rate to be used if applicable, the amount of currency to be transferred, the amount and description of any fees imposed by intermediaries or our agents, and the amount that will be received by the beneficiary. In addition to the items above you will also be provided the date the funds are to be made available to the beneficiary, error resolution and cancellation right information and other disclosures. This will be provided either at the time you authorize the wire transfer or on a receipt provided after you've authorized your transaction.

(c) Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under Regulation E, subpart B or, to the extent applicable, UCC 4A. Except as required by Regulation E, subpart B, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(d) You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please refer to the disclosure we provided to you at the time you authorized the Consumer International Wire Transfer on how to cancel.

(e) If you think there has been an error or problem with your Consumer International Wire Transfer, call us at 1-888-434-3030, visit a Chase branch, or send an account inquiry via Secure Message Center on chase.com.

You must contact us within 180 days of the date we disclosed to you that funds would be made available to the recipient. When you do, please tell us:

- Your name and address;
- The error or problem with the transfer, and why you believe it is an error or problem;
- The name of the recipient, and if you know it, their telephone number or address;
- The dollar amount of the transfer; or
- The confirmation code or number of the transaction

We will determine whether an error occurred within 90 days after you contact us and we will correct any error promptly. We will tell you the results within three business days after completing our investigation and will advise you of any remedies that may be available to you. If no response is received, we will refund your account for the applicable remedies. If we decide that there was no error, we will send you a written explanation. You may ask for copies of any documents we used in our investigation.

Be aware of wire scams, because once the wire is sent, you may not be able to recover your money.

By providing your signature as authorization, you agree to these terms and conditions, that the wire transfer information in this document is accurate and you authorize us to process this wire transfer.

Recipient Bank's Identifier (ABA/SWIFT): FCIBKYKXXX Recipient's Account Number: 10458500

Sender's Signature: _____ Date: _____

Email Address: charles@mlgcounsel.net

Transaction Number (Contact ID): 674832246760001

The Email Address and Transaction Number provided will be used for communication purposes.

Branch / Department Information	
Initiated by: <u>JULIA DOMINGUEZ</u>	Initiating Branch: <u>Waukegan and Thr</u> Phone: <u>847-559-9615</u> Request Time: <u>10:43:28AM</u>
Wire Transfer: <input type="checkbox"/> Approved <input type="checkbox"/> Declined	Approved/Declined by (Print): _____
Approved/Declined by (Signature): _____	Date: _____
Decline Reason: _____	Comments: _____
Approving Manager (wire amount over limit) _____	
Method of Approval (attach required supporting documentation) <input type="checkbox"/> Phone call <input type="checkbox"/> Email <input type="checkbox"/> Other (explain) _____	
Wire Tracking Information	
FX Contract Number (if applicable) _____	

Charles Mack

From: Robert Bigelow <rbigelow@bnwfo.com>
Sent: Monday, February 20, 2023 9:58 AM
To: Charles Mack
Cc: Robert Bigelow
Subject: RE: Funds Disbursement

Thanks, Charlie.

The following are the BNW wiring instructions for sending the \$79,540 that had gone to Ciffreo:

BNW FAMILY OFFICE, LLC
1363 SHERMER RD, STE 210
NORTHBROOK, IL 60062
ATTN: ROBERT BROWNELL
773-867-0771

CONSUMERS CREDIT UNION
1075 TRISTATE PARKWAY, SUITE 850
GURNEE, IL 60031
ROUTING: 271989950
ACCOUNT: 0008090520723
(877) 275-2228

From: Charles Mack <charles@mlgcounsel.net>
Sent: Monday, February 20, 2023 9:43 AM
To: Robert Bigelow <rbigelow@bnwfo.com>
Subject: Funds Disbursement

Attached is the disbursement schedule for the funds received from the second tranche of the \$10,000,000 loan.

Please note that we have not accounted for the fees of Charles Hubert.

Please send your wiring instructions.

Charles Mack
Mack Law Group
1363 Shermer Road, Suite 210
Northbrook Illinois 60062
Telephone: 847.239.7212
Email: Charles@mlgcounsel.net

Notice: this email message and any attachments to this email message contains confidential information that may be legally privileged. If you are not the intended recipient, you must not review, retransmit, convert to hard copy, copy, use or disseminate this email or any attachments. If you received this email in error, please notify us immediately by return email or by telephone at 847 – 239 – 7212 and delete this message.

Please note that if this email message contains a forwarded message or is a reply to a prior message, some or all the contents of this message or any attachments may not have been produced or provided by us.

Wire Transfer

Funds Received	8,849,910.00
Mack Law Group	31,500
Funds Avaialable	8,818,410.00

Wires

Nelson Mullins	68,490
Tailwind	139,914.00
Alpha Carta	7,100,000
subtotal	7,308,404
BNW	1,510,006.00

Wire Transfer Outgoing Request



Wire Transfer Sender Information

Sender Name: CHARLES JEFFREY MACK				
Account Name: CHARLES MACK DBA CHARLES MACK LAW GROUP IOLTA TRUST ACCOUNT		Street Address: 1363 SHERMER RD STE 210		
City: NORTHBROOK	State: IL	Zip: 60062-4575	Country: USA	Daytime Phone: 847-452-2396
Primary ID Type: Driver's License	ID Issuer: IL	ID Number: m20015059117	ID Issue Date: 06/10/2022	ID Exp: 04/24/2026
Secondary ID Type: Chase or Bank Issued Credit/Debit Card	ID Issuer: CHASE	ID Number: XXXXXXXXXXXX8806	ID Issue Date:	ID Exp: 10/31/2027
Comments:				

Wire Transfer Information

Request Date: 02/21/2023	Request time: 10:51:25AM Eastern time	Effective date: 02/21/2023	Wire Type: Domestic
Debit Account #: XXXXX6577	Debit Account Type: IOLTA ACCOUNT	Wire Amount (US dollars): \$1,510,006.00	
Qualifying Account #:	Qualifying Account Type:	Source of funds: Checking	Wire Fee: \$0
Currency type to be sent: US Dollars	Exchange rate: N/A	Foreign currency amount: N/A	Amount to Collect (USD): \$1,510,006.00
FX Contract Number:			

Recipient Account Information

Account Name: BNW FAMILY OFFICE, LLC			
Street Address:		Account Number: 0008090520723	
City:	State:	Zip:	Country:
Text to Recipient:			

Receiving Bank Information

Bank Name: Consumers Cooperative Credit Union			
Street Address: 1075 Tri State Parkway, Suite 850		Bank ABA/SWIFT Code: 271989950	
City: Gurnee	State: IL	Zip: 60031	Country: USA
Intermediary Bank Name:			
Street Address:		Intermediary Bank ABA:	
City:	State:	Zip:	Country:
Text to Receiving Bank:			

Wire Transfer Agreement

1. Service.

The terms and provisions in this Wire Transfer Agreement ("Agreement") describe our wire transfer service, including what you can expect from us (JPMorgan Chase Bank, N.A.) and the security procedures we will take when you send a wire transfer. If there is a conflict between any section of your Deposit Account Agreement and this Agreement, the provisions of this Agreement will apply.

The following types of wire transfers, when completed by a branch banker or by a Chase Private Client telephone banker, are governed by this Agreement:

- **Domestic Wire Transfer:** A wire transfer sent to a bank within the U.S., including its territories.
- **International Wire Transfer:** A wire transfer sent in either U.S. or foreign currencies, including using our Chase Global Transfer service, to a bank outside the U.S.
- **Consumer International Wire Transfer:** A wire transfer that is sent by a natural person in the United States to transfer funds to a beneficiary in a foreign country for personal, family, or household purposes.

By providing your signature as authorization, as part of our security procedures, you agree to these terms and conditions and authorize us to provide you Domestic Wire Transfers or International Wire Transfers. Wire transfers, when completed using our Online Services or Mobile Services, are governed by a separate agreement.

2. Security Procedures.

These security procedures are only to help prevent unauthorized access to your account. All wire transfer requests go through an internal review, and we may need to contact you to verify information about your wire transfer. We may impose stricter security procedures for any particular wire transfer you make, but we have no obligation to do so. If we choose to impose stricter security procedures, we will not be liable to you for any delays or losses, and we will not be obligated to impose such security procedures in the future.

(a) For Chase Branch Wire Transfers Only:

When you request a wire transfer in a branch you will be required to provide your signature as authorization for each wire transfer and show valid identification. You acknowledge these security procedures used for wire requests you make in a branch are a commercially reasonable method of verifying your branch wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.

(b) For Chase Private Client Customers Only:

Only Chase Private Client telephone bankers can complete your wire transfer request using this service. To request wire transfers, you must provide your signature as authorization and maintain an active Chase Private Client Checking or Savings account. On the authorization form you can place a dollar limit on the wire transfers you request.

- You may request a wire transfer by telephone, and you agree that we will confirm your request by using any of the following security procedures, at our discretion:
 - Confirming certain personal information about you
 - Contacting you, another account holder or someone else you have listed on the authorization form.
- You may request a wire transfer by email, and you agree that we will confirm your request by contacting you or another account holder.
- We may call you at any phone number we have for you in our records or to the phone numbers provided on the authorization form.

- You acknowledge that we offer wire transfer services in person at our branches, or online which provide a higher level of security for your accounts, and you can use these options instead. You acknowledge the respective security procedures above for wire transfers are a commercially reasonable method of verifying your wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.
- If you do not specify the account from which to subtract the funds, we can subtract the amount of the wire transfer from any account you designated on the authorization form.

3. Processing, Canceling, Delays and Notifications of Wire Transfers.

(a) Processing: We'll start processing your wire transfer the same business day if we receive it and complete our security procedures before the cutoff times we establish. In order to complete our processing before the cutoff times we establish, we need to finish any secondary internal reviews and you must have available funds in the deposit account you designated in your Instructions.

(b) Canceling: You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please see the section *Consumer International Wire Transfers* for more information on canceling Consumer International Wire Transfers. For all other wire transfers, once you have submitted a wire transfer for the current business day, you cannot cancel it after we've begun processing, but you may request us to attempt to return the funds to you. If the recipient's bank agrees, your funds may be returned to you, but likely not the full amount that was originally sent. We will not automatically cancel your wire transfer due to the transfer being delayed by more than five business days; if we do cancel your wire transfer we'll notify you.

(c) Modifying: Once a wire transfer has begun processing, we will not be able to change any type of wire transfer requests unless the recipient's bank agrees. If the recipient's bank declines to change the wire transfer request, you will be responsible for the transfer you initially requested.

(d) Internal Review: During our internal review, we may subtract funds from your account or place a hold on your account and it may result in processing delays. Once we have released the wire transfer, the recipient's bank may delay credit to the recipient due to their own internal review processes.

(e) Notifications: We will send you an email notification on the status of your wire transfer, it will be sent to an email address you have provided. We may also notify you verbally of the status of your wire transfer, but we are not required to do so. If you do not have an email address on file, if the email is returned undeliverable, or we are unable to send an email due to system failures or outages beyond our reasonable control, it is your responsibility to monitor your account for the status of your wire transfer. You may contact us for the status of your wire transfer. These notification methods are deemed to be commercially reasonable. Any other information we may provide upon successfully scheduling a wire transfer is only an indication that we've received your request and not an indication that we've accepted your wire transfer.

4. Identifying Number.

We or any other bank involved in the wire transfer will complete your wire transfer request using the account number or bank identification number you provide, even if the numbers do not match the recipient's or bank's name. ***If you provided us an incorrect account number for the recipient or an incorrect routing or identification number for the recipient's bank, you could lose the amount of the transfer.***

Wire Transfer Agreement - continued

5. Future Dated Wire Transfers.

You may request a future dated (one -time) domestic wire transfer, up to 10 business days from the current business day's cutoff time. You cannot cancel a future dated wire transfer once it has been requested.

6. Foreign Exchange Transfer.

It is our discretion in which foreign currencies we will send wire transfers, and these can change at any time. If you send a wire transfer in a foreign currency, you authorize us to subtract the amount from your account at the exchange rate we offered at the time you requested it. The foreign exchange rates we use are determined by us in our sole discretion.

The exchange rate we use will include a spread and may include commissions or other costs that we, our affiliates, or our vendors may charge in providing foreign currency exchange to you. The exchange rate may vary among customers depending on your relationship, products with us or the type of transaction being conducted, the dollar amount, type of currency, and the date and the time of the exchange. You should expect that these rates will be less favorable than rates quoted online or in publications.

If your initial request is returned, cancelled or changed, and if you request a new wire transfer, the current exchange rate at the time of the new transaction will apply. If the funds are returned or payment cannot be made for any reason, we will not be liable for more than the amount of the wire transfer at our exchange rate at the time we return the funds to you, less charges taken by any other bank involved in the wire transfer. However, if you requested a Consumer International Wire Transfer additional rights may apply. If you cancel a funds transfer request, other than a cancellation of a Consumer International Wire Transfer within 30 minutes after you authorized us to send it, and it causes a loss or cost to us, we may subtract funds from your account to cover these losses.

If the wire transfer is not in the currency of the recipient's account, the recipient's bank or another processing bank may reject the wire transfer or convert it. If converted, you agree the wire transfer may be converted to a different currency at their exchange rate and may subtract additional fees.

7. Fees and Payment Route.

We may charge a fee when you use this service based on your account agreement or fee schedule in effect when the wire is sent from your account, or for business accounts, based on the terms in effect when your next available account analysis is performed. We may use any funds transfer system we believe reasonable to complete your request, regardless of any instructions you might give us. If we also are the recipient's bank, we may complete your request using an internal transfer. You are responsible for all fees and taxes, including our fees and any fees charged by other funds transfer systems or banks involved in the transfer.

8. Wire Transfer System Rules and Laws.

The use of this service is subject to all applicable U.S. federal and state laws, regulations, rules and wire transfer arrangements, including the respective state's Uniform Commercial Code Article 4A, as may be applicable, which, in the event of a conflict with this Agreement, will govern. All of your wire transfers must comply with U.S. laws, including the regulations and economic sanctions administered by the U.S. Treasury Department's Office of Foreign Asset Control and other applicable laws.

If you make a Consumer International Wire Transfer, it is also subject to additional federal laws and regulations.

9. Indemnification.

You will indemnify us for all claims, expenses, liabilities, and losses (including reasonable legal fees) if you or a third party makes a claim against us for any of our actions or services in this Agreement, unless they prove gross negligence or willful misconduct. You understand this section will survive even if you close your account or this Agreement is terminated.

10. Failure to Perform; Limitation of Liability.

We are only responsible for performing the services specified in this Agreement. Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under UCC 4A or, to the extent applicable Regulation E, subpart B. Except as required by Regulation E, subpart B, as applicable, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Any provision of this Agreement that limits the bank's liability does not negate the bank's duty (if any) under applicable law to act in good faith and with reasonable care.

11. Changes to the Agreement.

We may change the terms of this Agreement, including fees and features of this service, at any time. If any change would adversely affect you, we will notify you in advance, unless the change is necessary to comply with a legal requirement.

We may direct you to a branch or to your Chase Private Client banker for the content of any changes or the revised Agreement unless the law requires a different method. Your use of this service after we have made such changes available will be considered your agreement to the change.

12. Contact Us in the Event of an Error.

We will not be responsible for any delays in payment or additional fees caused by your failure to promptly notify us. You will exercise ordinary care to determine whether a wire transfer request we accepted and subtracted from your account was either in error or not authorized. Except for any Consumer International Wire Transfer, in the event of an error or unauthorized wire transfer, you agree to notify us within 30 days after we mail a statement reflecting the transfer or otherwise make such a statement available (for example, paperless statements). You agree that we are entitled to retain payment for a wire transfer unless you notify us within this 30-day period. For additional terms governing Consumer International Wire Transfers, please see the section *Consumer International Wire Transfers*.

13. Consumer International Wire Transfers.

(a) This section contains additional terms applicable only to Consumer International Wire Transfers. This section does not apply to any wire transfer request for delivery to a beneficiary in the United States, to any wire transfer request initiated by a non-consumer, or to any wire transfer request initiated by a consumer for any non-personal, non-family, or non-household purposes. In the event of a conflict between a provision in this section and a provision in the rest of this Agreement, or in the agreement governing your funding account, the provision in this section will control with respect to Consumer International Wire Transfers.

Wire Transfer Agreement - continued

(b) Prior to sending a Consumer International Wire Transfer, we will provide you with certain important disclosures regarding your transaction including, to the extent applicable: the amount that will be transferred to the beneficiary, the amount and description of any fees and taxes imposed by us, the total amount of the transaction, the exchange rate to be used if applicable, the amount of currency to be transferred, the amount and description of any fees imposed by intermediaries or our agents, and the amount that will be received by the beneficiary. In addition to the items above you will also be provided the date the funds are to be made available to the beneficiary, error resolution and cancellation right information and other disclosures. This will be provided either at the time you authorize the wire transfer or on a receipt provided after you've authorized your transaction.

(c) Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under Regulation E, subpart B or, to the extent applicable, UCC 4A. Except as required by Regulation E, subpart B, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(d) You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please refer to the disclosure we provided to you at the time you authorized the Consumer International Wire Transfer on how to cancel.

(e) If you think there has been an error or problem with your Consumer International Wire Transfer, call us at 1-888-434-3030, visit a Chase branch, or send an account inquiry via Secure Message Center on chase.com.

You must contact us within 180 days of the date we disclosed to you that funds would be made available to the recipient. When you do, please tell us:

- Your name and address;
- The error or problem with the transfer, and why you believe it is an error or problem;
- The name of the recipient, and if you know it, their telephone number or address;
- The dollar amount of the transfer; or
- The confirmation code or number of the transaction

We will determine whether an error occurred within 90 days after you contact us and we will correct any error promptly. We will tell you the results within three business days after completing our investigation and will advise you of any remedies that may be available to you. If no response is received, we will refund your account for the applicable remedies. If we decide that there was no error, we will send you a written explanation. You may ask for copies of any documents we used in our investigation.

Be aware of wire scams, because once the wire is sent, you may not be able to recover your money.

By providing your signature as authorization, you agree to these terms and conditions, that the wire transfer information in this document is accurate and you authorize us to process this wire transfer.

Recipient Bank's Identifier (ABA/SWIFT): 271989950

Recipient's Account Number: 0008090520723

Sender's Signature: _____

Date: _____

Email Address: charles@mlgcounsel.net

Transaction Number (Contact ID): 504825955840001

The Email Address and Transaction Number provided will be used for communication purposes.

Branch / Department Information			
Initiated by: JULIA DOMINGUEZ	Initiating Branch: Waukegan and Thr	Phone: 847-559-9615	Request Time: 10:51:25AM
Wire Transfer: <input type="checkbox"/> Approved <input type="checkbox"/> Declined	Approved/Declined by (Print): _____		
Approved/Declined by (Signature): _____		Date: _____	
Decline Reason: _____		Comments: _____	
Approving Manager (wire amount over limit) _____			
Method of Approval (attach required supporting documentation) <input type="checkbox"/> Phone call <input type="checkbox"/> Email <input type="checkbox"/> Other (explain) _____			
Wire Tracking Information			
FX Contract Number (if applicable) _____			

Particular	Amount (US\$)
<u>A. Total Payable by BNW to Tailwind at close on Feb 20, 2023</u>	
<u>1. Legal Fees Paid By Tailwind</u>	
Nelson Mullins (Retainer)	25,054
Pierre Kirscher (Retainer)	6,830
<u>2. Legal Fess to be paid by Tailwind to counsel in Cayman Islands</u>	
Total payable to Cayman Management Ltd	5,030.00
Tótal payable to Appleby (Estimated)	3,000.00
3. Net fees post subscription of \$250K	100,000
Total payable to Tailwind	139,914
<u>B. Total Payable by BNW to NM at close on Feb 20, 2023</u>	
1. Overall fees of NM less retainer paid	53,500
2. Overall fees of Pierre less retainer paid	14,989.50
Total payable to NM	68,490

Tailwind USD Wire details:

Intermediary Bank:	Wells Fargo Bank, New York
SWIFT Code:	PNBPUS3NNYC
ABA Code:	26005092
Beneficiary Bank:	First Caribbean International Bank (Cayman) Limited
SWIFT Code:	FCIBKYKY
Beneficiary:	Tailwind Ltd.
Beneficiary Account Number:	1047897
Address:	89 North West Point Road, West Bay, Grand Cayman, Cayman Islands, KY1- 9006
Phone:	(345) 547-6432
Email:	info@tailwind.capital
Bank Address:	25 Main Street, Grand Cayman, KY1- 1102, Cayman Islands

Wire Transfer Outgoing Request



Wire Transfer Sender Information

Sender Name: CHARLES JEFFREY MACK				
Account Name: CHARLES MACK DBA CHARLES MACK LAW GROUP IOLTA TRUST ACCOUNT		Street Address: 1363 SHERMER RD STE 210		
City: NORTHBROOK	State: IL	Zip: 60062-4575	Country: USA	Daytime Phone: 847-452-2396
Primary ID Type: Driver's License	ID Issuer: IL	ID Number: m20015059117	ID Issue Date: 06/10/2022	ID Exp: 04/24/2026
Secondary ID Type: Chase or Bank Issued Credit/Debit Card	ID Issuer: CHASE	ID Number: XXXXXXXXXXXX8806	ID Issue Date:	ID Exp: 10/31/2027
Comments:				

Wire Transfer Information

Request Date: 02/21/2023	Request time: 10:34:22AM Eastern time	Effective date: 02/21/2023	Wire Type: International
Debit Account #: XXXXX6577	Debit Account Type: IOLTA ACCOUNT	Wire Amount (US dollars): \$139,914.00	
Qualifying Account #:	Qualifying Account Type:	Source of funds: Checking	Wire Fee: \$0
Currency type to be sent: US Dollars	Exchange rate: N/A	Foreign currency amount: N/A	Amount to Collect (USD): \$139,914.00
FX Contract Number:			

Recipient Account Information

Account Name: TAILWIND LTD.			
Street Address:		Account Number: 1047897	
		City:	State: Zip: Country:
Text to Recipient:			

Receiving Bank Information

Bank Name: FirstCaribbean International Bank (Cayman) Limited			
Street Address: PO Box 68GT, First Caribbean House		Bank ABA/SWIFT Code: FCIBKYKXXX	
City: George Town	State:	Zip: KY1-1107	Country: KY
Intermediary Bank Name: Wells Fargo Bank National Association			
Street Address: 375 Park Ave		Intermediary Bank ABA: 026005092	
City: New York	State: NY	Zip: 10152-3804	Country: USA
Text to Receiving Bank:			

Wire Transfer Agreement

1. Service.

The terms and provisions in this Wire Transfer Agreement ("Agreement") describe our wire transfer service, including what you can expect from us (JPMorgan Chase Bank, N.A.) and the security procedures we will take when you send a wire transfer. If there is a conflict between any section of your Deposit Account Agreement and this Agreement, the provisions of this Agreement will apply.

The following types of wire transfers, when completed by a branch banker or by a Chase Private Client telephone banker, are governed by this Agreement:

- **Domestic Wire Transfer:** A wire transfer sent to a bank within the U.S., including its territories.
- **International Wire Transfer:** A wire transfer sent in either U.S. or foreign currencies, including using our Chase Global Transfer service, to a bank outside the U.S.
- **Consumer International Wire Transfer:** A wire transfer that is sent by a natural person in the United States to transfer funds to a beneficiary in a foreign country for personal, family, or household purposes.

By providing your signature as authorization, as part of our security procedures, you agree to these terms and conditions and authorize us to provide you Domestic Wire Transfers or International Wire Transfers. Wire transfers, when completed using our Online Services or Mobile Services, are governed by a separate agreement.

2. Security Procedures.

These security procedures are only to help prevent unauthorized access to your account. All wire transfer requests go through an internal review, and we may need to contact you to verify information about your wire transfer. We may impose stricter security procedures for any particular wire transfer you make, but we have no obligation to do so. If we choose to impose stricter security procedures, we will not be liable to you for any delays or losses, and we will not be obligated to impose such security procedures in the future.

(a) For Chase Branch Wire Transfers Only:

When you request a wire transfer in a branch you will be required to provide your signature as authorization for each wire transfer and show valid identification. You acknowledge these security procedures used for wire requests you make in a branch are a commercially reasonable method of verifying your branch wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.

(b) For Chase Private Client Customers Only:

Only Chase Private Client telephone bankers can complete your wire transfer request using this service. To request wire transfers, you must provide your signature as authorization and maintain an active Chase Private Client Checking or Savings account. On the authorization form you can place a dollar limit on the wire transfers you request.

- You may request a wire transfer by telephone, and you agree that we will confirm your request by using any of the following security procedures, at our discretion:
 - Confirming certain personal information about you
 - Contacting you, another account holder or someone else you have listed on the authorization form.
- You may request a wire transfer by email, and you agree that we will confirm your request by contacting you or another account holder.
- We may call you at any phone number we have for you in our records or to the phone numbers provided on the authorization form.

- You acknowledge that we offer wire transfer services in person at our branches, or online which provide a higher level of security for your accounts, and you can use these options instead. You acknowledge the respective security procedures above for wire transfers are a commercially reasonable method of verifying your wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.
- If you do not specify the account from which to subtract the funds, we can subtract the amount of the wire transfer from any account you designated on the authorization form.

3. Processing, Canceling, Delays and Notifications of Wire Transfers.

(a) Processing: We'll start processing your wire transfer the same business day if we receive it and complete our security procedures before the cutoff times we establish. In order to complete our processing before the cutoff times we establish, we need to finish any secondary internal reviews and you must have available funds in the deposit account you designated in your Instructions.

(b) Canceling: You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please see the section *Consumer International Wire Transfers* for more information on canceling Consumer International Wire Transfers. For all other wire transfers, once you have submitted a wire transfer for the current business day, you cannot cancel it after we've begun processing, but you may request us to attempt to return the funds to you. If the recipient's bank agrees, your funds may be returned to you, but likely not the full amount that was originally sent. We will not automatically cancel your wire transfer due to the transfer being delayed by more than five business days; if we do cancel your wire transfer we'll notify you.

(c) Modifying: Once a wire transfer has begun processing, we will not be able to change any type of wire transfer requests unless the recipient's bank agrees. If the recipient's bank declines to change the wire transfer request, you will be responsible for the transfer you initially requested.

(d) Internal Review: During our internal review, we may subtract funds from your account or place a hold on your account and it may result in processing delays. Once we have released the wire transfer, the recipient's bank may delay credit to the recipient due to their own internal review processes.

(e) Notifications: We will send you an email notification on the status of your wire transfer, it will be sent to an email address you have provided. We may also notify you verbally of the status of your wire transfer, but we are not required to do so. If you do not have an email address on file, if the email is returned undeliverable, or we are unable to send an email due to system failures or outages beyond our reasonable control, it is your responsibility to monitor your account for the status of your wire transfer. You may contact us for the status of your wire transfer. These notification methods are deemed to be commercially reasonable. Any other information we may provide upon successfully scheduling a wire transfer is only an indication that we've received your request and not an indication that we've accepted your wire transfer.

4. Identifying Number.

We or any other bank involved in the wire transfer will complete your wire transfer request using the account number or bank identification number you provide, even if the numbers do not match the recipient's or bank's name. ***If you provided us an incorrect account number for the recipient or an incorrect routing or identification number for the recipient's bank, you could lose the amount of the transfer.***

Wire Transfer Agreement - continued

5. Future Dated Wire Transfers.

You may request a future dated (one-time) domestic wire transfer, up to 10 business days from the current business day's cutoff time. You cannot cancel a future dated wire transfer once it has been requested.

6. Foreign Exchange Transfer.

It is our discretion in which foreign currencies we will send wire transfers, and these can change at any time. If you send a wire transfer in a foreign currency, you authorize us to subtract the amount from your account at the exchange rate we offered at the time you requested it. The foreign exchange rates we use are determined by us in our sole discretion.

The exchange rate we use will include a spread and may include commissions or other costs that we, our affiliates, or our vendors may charge in providing foreign currency exchange to you. The exchange rate may vary among customers depending on your relationship, products with us or the type of transaction being conducted, the dollar amount, type of currency, and the date and the time of the exchange. You should expect that these rates will be less favorable than rates quoted online or in publications.

If your initial request is returned, cancelled or changed, and if you request a new wire transfer, the current exchange rate at the time of the new transaction will apply. If the funds are returned or payment cannot be made for any reason, we will not be liable for more than the amount of the wire transfer at our exchange rate at the time we return the funds to you, less charges taken by any other bank involved in the wire transfer. However, if you requested a Consumer International Wire Transfer additional rights may apply. If you cancel a funds transfer request, other than a cancellation of a Consumer International Wire Transfer within 30 minutes after you authorized us to send it, and it causes a loss or cost to us, we may subtract funds from your account to cover these losses.

If the wire transfer is not in the currency of the recipient's account, the recipient's bank or another processing bank may reject the wire transfer or convert it. If converted, you agree the wire transfer may be converted to a different currency at their exchange rate and may subtract additional fees.

7. Fees and Payment Route.

We may charge a fee when you use this service based on your account agreement or fee schedule in effect when the wire is sent from your account, or for business accounts, based on the terms in effect when your next available account analysis is performed. We may use any funds transfer system we believe reasonable to complete your request, regardless of any instructions you might give us. If we also are the recipient's bank, we may complete your request using an internal transfer. You are responsible for all fees and taxes, including our fees and any fees charged by other funds transfer systems or banks involved in the transfer.

8. Wire Transfer System Rules and Laws.

The use of this service is subject to all applicable U.S. federal and state laws, regulations, rules and wire transfer arrangements, including the respective state's Uniform Commercial Code Article 4A, as may be applicable, which, in the event of a conflict with this Agreement, will govern. All of your wire transfers must comply with U.S. laws, including the regulations and economic sanctions administered by the U.S. Treasury Department's Office of Foreign Asset Control and other applicable laws.

If you make a Consumer International Wire Transfer, it is also subject to additional federal laws and regulations.

9. Indemnification.

You will indemnify us for all claims, expenses, liabilities, and losses (including reasonable legal fees) if you or a third party makes a claim against us for any of our actions or services in this Agreement, unless they prove gross negligence or willful misconduct. You understand this section will survive even if you close your account or this Agreement is terminated.

10. Failure to Perform; Limitation of Liability.

We are only responsible for performing the services specified in this Agreement. Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under UCC 4A or, to the extent applicable Regulation E, subpart B. Except as required by Regulation E, subpart B, as applicable, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Any provision of this Agreement that limits the bank's liability does not negate the bank's duty (if any) under applicable law to act in good faith and with reasonable care.

11. Changes to the Agreement.

We may change the terms of this Agreement, including fees and features of this service, at any time. If any change would adversely affect you, we will notify you in advance, unless the change is necessary to comply with a legal requirement.

We may direct you to a branch or to your Chase Private Client banker for the content of any changes or the revised Agreement unless the law requires a different method. Your use of this service after we have made such changes available will be considered your agreement to the change.

12. Contact Us in the Event of an Error.

We will not be responsible for any delays in payment or additional fees caused by your failure to promptly notify us. You will exercise ordinary care to determine whether a wire transfer request we accepted and subtracted from your account was either in error or not authorized. Except for any Consumer International Wire Transfer, in the event of an error or unauthorized wire transfer, you agree to notify us within 30 days after we mail a statement reflecting the transfer or otherwise make such a statement available (for example, paperless statements). You agree that we are entitled to retain payment for a wire transfer unless you notify us within this 30-day period. For additional terms governing Consumer International Wire Transfers, please see the section *Consumer International Wire Transfers*.

13. Consumer International Wire Transfers.

(a) This section contains additional terms applicable only to Consumer International Wire Transfers. This section does not apply to any wire transfer request for delivery to a beneficiary in the United States, to any wire transfer request initiated by a non-consumer, or to any wire transfer request initiated by a consumer for any non-personal, non-family, or non-household purposes. In the event of a conflict between a provision in this section and a provision in the rest of this Agreement, or in the agreement governing your funding account, the provision in this section will control with respect to Consumer International Wire Transfers.

Wire Transfer Agreement - continued

(b) Prior to sending a Consumer International Wire Transfer, we will provide you with certain important disclosures regarding your transaction including, to the extent applicable: the amount that will be transferred to the beneficiary, the amount and description of any fees and taxes imposed by us, the total amount of the transaction, the exchange rate to be used if applicable, the amount of currency to be transferred, the amount and description of any fees imposed by intermediaries or our agents, and the amount that will be received by the beneficiary. In addition to the items above you will also be provided the date the funds are to be made available to the beneficiary, error resolution and cancellation right information and other disclosures. This will be provided either at the time you authorize the wire transfer or on a receipt provided after you've authorized your transaction.

(c) Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under Regulation E, subpart B or, to the extent applicable, UCC 4A. Except as required by Regulation E, subpart B, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(d) You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please refer to the disclosure we provided to you at the time you authorized the Consumer International Wire Transfer on how to cancel.

(e) If you think there has been an error or problem with your Consumer International Wire Transfer, call us at 1-888-434-3030, visit a Chase branch, or send an account inquiry via Secure Message Center on chase.com.

You must contact us within 180 days of the date we disclosed to you that funds would be made available to the recipient. When you do, please tell us:

- Your name and address;
- The error or problem with the transfer, and why you believe it is an error or problem;
- The name of the recipient, and if you know it, their telephone number or address;
- The dollar amount of the transfer; or
- The confirmation code or number of the transaction

We will determine whether an error occurred within 90 days after you contact us and we will correct any error promptly. We will tell you the results within three business days after completing our investigation and will advise you of any remedies that may be available to you. If no response is received, we will refund your account for the applicable remedies. If we decide that there was no error, we will send you a written explanation. You may ask for copies of any documents we used in our investigation.

Be aware of wire scams, because once the wire is sent, you may not be able to recover your money.

By providing your signature as authorization, you agree to these terms and conditions, that the wire transfer information in this document is accurate and you authorize us to process this wire transfer.

Recipient Bank's Identifier (ABA/SWIFT): FCIBKYKXXX Recipient's Account Number: 1047897

Sender's Signature: _____ Date: _____

Email Address: charles@mlgcounsel.net

Transaction Number (Contact ID): 174826504120001

The Email Address and Transaction Number provided will be used for communication purposes.

Branch / Department Information

Initiated by: JULIA DOMINGUEZ Initiating Branch: Waukegan and Third Phone: 847-559-9615 Request Time: 10:34:22AM

Wire Transfer: ☐ Approved ☐ Declined Approved/Declined by (Print): _____

Approved/Declined by (Signature): _____ Date: _____

Decline Reason: _____ Comments: _____

Approving Manager (wire amount over limit) _____

Method of Approval (attach required supporting documentation) ☐ Phone call ☐ Email ☐ Other (explain) _____

Wire Tracking Information

FX Contract Number (if applicable) _____

NM Bank Details

Benficiary:

Nelson Mullins Riley & Scarborough LLP
PO Box 11070

Beneficiary Account Number:

Columbia, SC 29211-1070

ABA/Routing Number:

9919458332

Beneficiary Bank:

121000248

Wells Fargo Bank, NA
420 Montgomery Street
San Francisco, CA 94104

Wire Transfer Outgoing Request



Wire Transfer Sender Information

Sender Name: CHARLES JEFFREY MACK				
Account Name: CHARLES MACK DBA CHARLES MACK LAW GROUP IOLTA TRUST ACCOUNT		Street Address: 1363 SHERMER RD STE 210		
City: NORTHBROOK	State: IL	Zip: 60062-4575	Country: USA	Daytime Phone: 847-452-2396
Primary ID Type: Driver's License	ID Issuer: IL	ID Number: m20015059117	ID Issue Date: 06/10/2022	ID Exp: 04/24/2026
Secondary ID Type:	ID Issuer:	ID Number:	ID Issue Date:	ID Exp:
Comments:				

Wire Transfer Information

Request Date: 02/21/2023	Request time: 10:23:20AM Eastern time	Effective date: 02/21/2023	Wire Type: Domestic
Debit Account #: XXXXX6577	Debit Account Type: IOLTA ACCOUNT	Wire Amount (US dollars): \$68,490.00	
Qualifying Account #:	Qualifying Account Type:	Source of funds: Checking	Wire Fee: \$0
Currency type to be sent: US Dollars	Exchange rate: N/A	Foreign currency amount: N/A	Amount to Collect (USD): \$68,490.00
FX Contract Number:			

Recipient Account Information

Account Name: NELSON MULLINS RILEY & SCARBOROUGH			
Street Address: PO BOX 11070		Account Number: 9919458332	
City: COLUMBIA	State: SC	Zip: 29211-1070	Country: USA
Text to Recipient:			

Receiving Bank Information

Bank Name: Wells Fargo Bank National Association			
Street Address: 1000 Louisiana St, Tunnel level		Bank ABA/SWIFT Code: 121000248	
City: Houston	State: TX	Zip: 77002	Country: USA
Intermediary Bank Name:			
Street Address:		Intermediary Bank ABA:	
City:	State:	Zip:	Country:
Text to Receiving Bank:			

Wire Transfer Agreement

1. Service.

The terms and provisions in this Wire Transfer Agreement ("Agreement") describe our wire transfer service, including what you can expect from us (JPMorgan Chase Bank, N.A.) and the security procedures we will take when you send a wire transfer. If there is a conflict between any section of your Deposit Account Agreement and this Agreement, the provisions of this Agreement will apply.

The following types of wire transfers, when completed by a branch banker or by a Chase Private Client telephone banker, are governed by this Agreement:

- **Domestic Wire Transfer:** A wire transfer sent to a bank within the U.S., including its territories.
- **International Wire Transfer:** A wire transfer sent in either U.S. or foreign currencies, including using our Chase Global Transfer service, to a bank outside the U.S.
- **Consumer International Wire Transfer:** A wire transfer that is sent by a natural person in the United States to transfer funds to a beneficiary in a foreign country for personal, family, or household purposes.

By providing your signature as authorization, as part of our security procedures, you agree to these terms and conditions and authorize us to provide you Domestic Wire Transfers or International Wire Transfers. Wire transfers, when completed using our Online Services or Mobile Services, are governed by a separate agreement.

2. Security Procedures.

These security procedures are only to help prevent unauthorized access to your account. All wire transfer requests go through an internal review, and we may need to contact you to verify information about your wire transfer. We may impose stricter security procedures for any particular wire transfer you make, but we have no obligation to do so. If we choose to impose stricter security procedures, we will not be liable to you for any delays or losses, and we will not be obligated to impose such security procedures in the future.

(a) For Chase Branch Wire Transfers Only:

When you request a wire transfer in a branch you will be required to provide your signature as authorization for each wire transfer and show valid identification. You acknowledge these security procedures used for wire requests you make in a branch are a commercially reasonable method of verifying your branch wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.

(b) For Chase Private Client Customers Only:

Only Chase Private Client telephone bankers can complete your wire transfer request using this service. To request wire transfers, you must provide your signature as authorization and maintain an active Chase Private Client Checking or Savings account. On the authorization form you can place a dollar limit on the wire transfers you request.

- You may request a wire transfer by telephone, and you agree that we will confirm your request by using any of the following security procedures, at our discretion:
 - Confirming certain personal information about you
 - Contacting you, another account holder or someone else you have listed on the authorization form.
- You may request a wire transfer by email, and you agree that we will confirm your request by contacting you or another account holder.
- We may call you at any phone number we have for you in our records or to the phone numbers provided on the authorization form.

- You acknowledge that we offer wire transfer services in person at our branches, or online which provide a higher level of security for your accounts, and you can use these options instead. You acknowledge the respective security procedures above for wire transfers are a commercially reasonable method of verifying your wire transfer. You are responsible for any wire transfer issued in your name using these security procedures, whether or not you actually authorized the transfer.
- If you do not specify the account from which to subtract the funds, we can subtract the amount of the wire transfer from any account you designated on the authorization form.

3. Processing, Canceling, Delays and Notifications of Wire Transfers.

(a) Processing: We'll start processing your wire transfer the same business day if we receive it and complete our security procedures before the cutoff times we establish. In order to complete our processing before the cutoff times we establish, we need to finish any secondary internal reviews and you must have available funds in the deposit account you designated in your Instructions.

(b) Canceling: You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please see the section *Consumer International Wire Transfers* for more information on canceling Consumer International Wire Transfers. For all other wire transfers, once you have submitted a wire transfer for the current business day, you cannot cancel it after we've begun processing, but you may request us to attempt to return the funds to you. If the recipient's bank agrees, your funds may be returned to you, but likely not the full amount that was originally sent. We will not automatically cancel your wire transfer due to the transfer being delayed by more than five business days; if we do cancel your wire transfer we'll notify you.

(c) Modifying: Once a wire transfer has begun processing, we will not be able to change any type of wire transfer requests unless the recipient's bank agrees. If the recipient's bank declines to change the wire transfer request, you will be responsible for the transfer you initially requested.

(d) Internal Review: During our internal review, we may subtract funds from your account or place a hold on your account and it may result in processing delays. Once we have released the wire transfer, the recipient's bank may delay credit to the recipient due to their own internal review processes.

(e) Notifications: We will send you an email notification on the status of your wire transfer, it will be sent to an email address you have provided. We may also notify you verbally of the status of your wire transfer, but we are not required to do so. If you do not have an email address on file, if the email is returned undeliverable, or we are unable to send an email due to system failures or outages beyond our reasonable control, it is your responsibility to monitor your account for the status of your wire transfer. You may contact us for the status of your wire transfer. These notification methods are deemed to be commercially reasonable. Any other information we may provide upon successfully scheduling a wire transfer is only an indication that we've received your request and not an indication that we've accepted your wire transfer.

4. Identifying Number.

We or any other bank involved in the wire transfer will complete your wire transfer request using the account number or bank identification number you provide, even if the numbers do not match the recipient's or bank's name. ***If you provided us an incorrect account number for the recipient or an incorrect routing or identification number for the recipient's bank, you could lose the amount of the transfer.***

Wire Transfer Agreement - continued

5. Future Dated Wire Transfers.

You may request a future dated (one -time) domestic wire transfer, up to 10 business days from the current business day's cutoff time. You cannot cancel a future dated wire transfer once it has been requested.

6. Foreign Exchange Transfer.

It is our discretion in which foreign currencies we will send wire transfers, and these can change at any time. If you send a wire transfer in a foreign currency, you authorize us to subtract the amount from your account at the exchange rate we offered at the time you requested it. The foreign exchange rates we use are determined by us in our sole discretion.

The exchange rate we use will include a spread and may include commissions or other costs that we, our affiliates, or our vendors may charge in providing foreign currency exchange to you. The exchange rate may vary among customers depending on your relationship, products with us or the type of transaction being conducted, the dollar amount, type of currency, and the date and the time of the exchange. You should expect that these rates will be less favorable than rates quoted online or in publications.

If your initial request is returned, cancelled or changed, and if you request a new wire transfer, the current exchange rate at the time of the new transaction will apply. If the funds are returned or payment cannot be made for any reason, we will not be liable for more than the amount of the wire transfer at our exchange rate at the time we return the funds to you, less charges taken by any other bank involved in the wire transfer. However, if you requested a Consumer International Wire Transfer additional rights may apply. If you cancel a funds transfer request, other than a cancellation of a Consumer International Wire Transfer within 30 minutes after you authorized us to send it, and it causes a loss or cost to us, we may subtract funds from your account to cover these losses.

If the wire transfer is not in the currency of the recipient's account, the recipient's bank or another processing bank may reject the wire transfer or convert it. If converted, you agree the wire transfer may be converted to a different currency at their exchange rate and may subtract additional fees.

7. Fees and Payment Route.

We may charge a fee when you use this service based on your account agreement or fee schedule in effect when the wire is sent from your account, or for business accounts, based on the terms in effect when your next available account analysis is performed. We may use any funds transfer system we believe reasonable to complete your request, regardless of any instructions you might give us. If we also are the recipient's bank, we may complete your request using an internal transfer. You are responsible for all fees and taxes, including our fees and any fees charged by other funds transfer systems or banks involved in the transfer.

8. Wire Transfer System Rules and Laws.

The use of this service is subject to all applicable U.S. federal and state laws, regulations, rules and wire transfer arrangements, including the respective state's Uniform Commercial Code Article 4A, as may be applicable, which, in the event of a conflict with this Agreement, will govern. All of your wire transfers must comply with U.S. laws, including the regulations and economic sanctions administered by the U.S. Treasury Department's Office of Foreign Asset Control and other applicable laws.

If you make a Consumer International Wire Transfer, it is also subject to additional federal laws and regulations.

9. Indemnification.

You will indemnify us for all claims, expenses, liabilities, and losses (including reasonable legal fees) if you or a third party makes a claim against us for any of our actions or services in this Agreement, unless they prove gross negligence or willful misconduct. You understand this section will survive even if you close your account or this Agreement is terminated.

10. Failure to Perform; Limitation of Liability.

We are only responsible for performing the services specified in this Agreement. Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under UCC 4A or, to the extent applicable Regulation E, subpart B. Except as required by Regulation E, subpart B, as applicable, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Any provision of this Agreement that limits the bank's liability does not negate the bank's duty (if any) under applicable law to act in good faith and with reasonable care.

11. Changes to the Agreement.

We may change the terms of this Agreement, including fees and features of this service, at any time. If any change would adversely affect you, we will notify you in advance, unless the change is necessary to comply with a legal requirement.

We may direct you to a branch or to your Chase Private Client banker for the content of any changes or the revised Agreement unless the law requires a different method. Your use of this service after we have made such changes available will be considered your agreement to the change.

12. Contact Us in the Event of an Error.

We will not be responsible for any delays in payment or additional fees caused by your failure to promptly notify us. You will exercise ordinary care to determine whether a wire transfer request we accepted and subtracted from your account was either in error or not authorized. Except for any Consumer International Wire Transfer, in the event of an error or unauthorized wire transfer, you agree to notify us within 30 days after we mail a statement reflecting the transfer or otherwise make such a statement available (for example, paperless statements). You agree that we are entitled to retain payment for a wire transfer unless you notify us within this 30-day period. For additional terms governing Consumer International Wire Transfers, please see the section *Consumer International Wire Transfers*.

13. Consumer International Wire Transfers.

(a) This section contains additional terms applicable only to Consumer International Wire Transfers. This section does not apply to any wire transfer request for delivery to a beneficiary in the United States, to any wire transfer request initiated by a non-consumer, or to any wire transfer request initiated by a consumer for any non-personal, non-family, or non-household purposes. In the event of a conflict between a provision in this section and a provision in the rest of this Agreement, or in the agreement governing your funding account, the provision in this section will control with respect to Consumer International Wire Transfers.

Wire Transfer Agreement - continued

(b) Prior to sending a Consumer International Wire Transfer, we will provide you with certain important disclosures regarding your transaction including, to the extent applicable: the amount that will be transferred to the beneficiary, the amount and description of any fees and taxes imposed by us, the total amount of the transaction, the exchange rate to be used if applicable, the amount of currency to be transferred, the amount and description of any fees imposed by intermediaries or our agents, and the amount that will be received by the beneficiary. In addition to the items above you will also be provided the date the funds are to be made available to the beneficiary, error resolution and cancellation right information and other disclosures. This will be provided either at the time you authorize the wire transfer or on a receipt provided after you've authorized your transaction.

(c) Except as otherwise agreed in writing, we are liable only for damages required to be paid as provided under Regulation E, subpart B or, to the extent applicable, UCC 4A. Except as required by Regulation E, subpart B, we will not be responsible for the acts or omissions of any other person or entity, including but not limited to any processor, any country's central bank, or any other financial institution, and no such person or entity will be deemed our agent. We will not be liable for the failure or delay of any wire transfer or for failing to meet other obligations in the Agreement because of circumstances or causes beyond our control, including governmental, legal or regulatory restrictions or prohibitions, third party actions, natural disasters, equipment or system failures, labor disputes, wars or riots. IN NO EVENT SHALL WE HAVE ANY LIABILITY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

(d) You have the right to cancel Consumer International Wire Transfers at no cost to you within 30 minutes after you have authorized us to send it. Please refer to the disclosure we provided to you at the time you authorized the Consumer International Wire Transfer on how to cancel.

(e) If you think there has been an error or problem with your Consumer International Wire Transfer, call us at 1-888-434-3030, visit a Chase branch, or send an account inquiry via Secure Message Center on chase.com.

You must contact us within 180 days of the date we disclosed to you that funds would be made available to the recipient. When you do, please tell us:

- Your name and address;
- The error or problem with the transfer, and why you believe it is an error or problem;
- The name of the recipient, and if you know it, their telephone number or address;
- The dollar amount of the transfer; or
- The confirmation code or number of the transaction

We will determine whether an error occurred within 90 days after you contact us and we will correct any error promptly. We will tell you the results within three business days after completing our investigation and will advise you of any remedies that may be available to you. If no response is received, we will refund your account for the applicable remedies. If we decide that there was no error, we will send you a written explanation. You may ask for copies of any documents we used in our investigation.

Be aware of wire scams, because once the wire is sent, you may not be able to recover your money.

By providing your signature as authorization, you agree to these terms and conditions, that the wire transfer information in this document is accurate and you authorize us to process this wire transfer.

Recipient Bank's Identifier (ABA/SWIFT): 121000248 Recipient's Account Number: 9919458332

Sender's Signature: _____ Date: _____

Email Address: charles@mlgcounsel.net

Transaction Number (Contact ID): 234826753560001

The Email Address and Transaction Number provided will be used for communication purposes.

Branch / Department Information	
Initiated by: JULIA DOMINGUEZ	Initiating Branch: Waukegan and ThrPhone: 847-559-9615 Request Time: 10:23:20AM
Wire Transfer: <input type="checkbox"/> Approved <input type="checkbox"/> Declined	Approved/Declined by (Print): _____
Approved/Declined by (Signature): _____	Date: _____
Decline Reason: _____	Comments: _____
Approving Manager (wire amount over limit) _____	
Method of Approval (attach required supporting documentation) <input type="checkbox"/> Phone call <input type="checkbox"/> Email <input type="checkbox"/> Other (explain) _____	
Wire Tracking Information	
FX Contract Number (if applicable) _____	

EXHIBIT 11



IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE

GLOBAL CAPITAL PARTNERS, LLC)
and ACCESS MANAGEMENT, S.A.S.,)
INC.,)
)
Plaintiffs,) C.A. No. 2024-0877-JTL
)
v.)
)
GREEN SAPPHIRE HOLDINGS INC.,)
)
Defendant.)
)
ALPHA CARTA, LTD.,)
)
Third-Party Plaintiff,)
)
v.)
)
GREEN SAPPHIRE HOLDINGS INC.,)
and GLOBAL CAPITAL PARTNERS)
LLC,)
)
Third-Party Defendants.)

**DECLARATION OF MARC FORNACCIARI IN SUPPORT OF
PLAINTIFFS' OPPOSITION TO DEFENDANT GREEN SAPPHIRE'S
MOTION TO VACATE ORDER GRANTING EXPEDITION**

I, Marc Fornacciari, declare as follows:

1. I am a partner in the law firm of Dentons Europe, AARPI, counsel to Global Capital Partners, LLC ("Global Capital") and Access Management, S.A.S., Inc. ("Access Management") in France and its overseas collectivity of St. Barthélemy. I chair the Government and Public Procurement group in the Paris

office. I am a member in good standing of the Paris bar. I am fluent in French, Italian, German, and English.

2. I provide this Declaration in support of Plaintiffs Global Capital and Access Management's Opposition to the Motion to Vacate Order Granting Expedition filed by Defendant Green Sapphire Holdings, Inc. ("Green Sapphire").

3. I understand that the above-captioned action concerns a Loan Settlement Agreement that conveyed two properties in St. Barthélemy. One is a villa and land in Colombier, at Plot AE 314 ("Villa Mona"), and the other a land parcel in Saint-Jean, at Plot AI 220.

4. I have reviewed the public records related to the building permit for Villa Mona and applicable French law. Based upon my expertise in French public law and the facts as I understand them, I have reached the following conclusions.

A. The Villa Mona Permit Is Still Valid And Enforceable Today.

5. Access Management holds a building permit for Villa Mona (the "Villa Mona Permit") issued by the Executive Council of the Collectivité of St. Barthélemy (the "Executive Council"). The permit is valid and enforceable. As of today, Access Management is authorized under the terms of the permit to resume construction at Villa Mona and complete its renovation plans once this action is resolved.

6. On July 9, 2020, Green Sapphire was granted a new building permit for Villa Mona. Attached as Exhibit 1 is a true and correct copy of the Executive

Council resolution authorizing Green Sapphire's permit application and a certified English translation thereof. The scope of work authorized includes the rehabilitation of a building that has been weakened over time, the maintenance of existing floors, the addition of 25.76 square meters of floor area to create an additional room, and the modification of the roof. The resolution was published and became enforceable on July 28, 2020. The published resolution establishes the Villa Mona Permit.

7. On April 15, 2024, Green Sapphire transferred the Villa Mona Permit to Access Management. Attached as Exhibit 2 is a true and correct copy of the Executive Council resolution granting the transfer application and a certified English translation thereof.

8. The local Land Planning, Housing and Building Code of St. Barthélemy (the "Building Code") governs the terms and duration of a building permit in St. Barthélemy. Attached as Exhibit 3 are Articles 133-49 and 133-50 of the Building Code and a certified English translation thereof. Article 133-49 provides in full:

The permit or non-objection to prior notice shall expire if the works, divisions or changes of intended use are not started within the four-year period.

This period shall commence as from notification of the resolution granting the permit or the date of non-objection to the notice.

9. The "four-year period" in Article 133-49 is what is known in French law as a validity or expiry deadline period ("*péremption*"). If construction

commences within the expiry deadline, the expiry deadline is deemed interrupted and the permit remains valid past the expiry deadline. If construction does not commence within the expiry deadline, the permit expires.

10. Under Article 133-49, the 4-year expiry deadline period for a building permit commences “from notification of the resolution granting the permit.” The resolution granting the Villa Mona Permit was published and noticed on July 28, 2020. The expiry deadline period for the Villa Mona Permit therefore extended from July 28, 2020 to July 28, 2024.

11. On June 14, 2024, following some preliminary work on the lot, Access Management filed a declaration that the work at Villa Mona had commenced. Attached as Exhibit 4 is a true and correct copy of the declaration and a certified English translation thereof.

12. The following month, Access Management engaged a contractor, SAS GTR Services (“GTR”), to carry out additional work at the site. On July 24, 2024, GTR moved large earthmoving equipment—i.e., an excavator—onto the site. GTR conducted land clearing and green waste removal operations. GTR also excavated an area to the side of the existing villa in preparation for constructing a new building extension. A platform for the extension was partially completed that day.

13. Considering the low scope of work authorized under the permit, the work conducted by July 24, 2024 should suffice to consider the work “started” and

the validity period interrupted within the meaning of Article 133-49. Indeed, French courts have held that simple earthmoving operations suffice to interrupt an expiry deadline. *See* Conseil d’Etat, September 24, 1990, *Fédération des commerçants d’Auch*, No. 108683; Conseil d’Etat June 10, 1994, *Town of Grigny*, No. 115054. Therefore, I am of the opinion that the validity period ending July 28, 2024 was interrupted and the Villa Mona Permit remains valid today.

14. On September 26, 2024, I sent a letter on behalf of Access Management to the President of the Executive Council, M. Xavier Lédée, regarding the Villa Mona Permit. My letter described and documented with photographs the work conducted at Villa Mona to date, and provided the above legal authority to support finding the expiry deadline interrupted. The letter advised that I and Access Management were available to provide additional information if needed; I did not receive any request for additional information from M. Lédée or the Executive Council. Attached as Exhibit 5 is a true and correct copy of my letter to M. Lédée and a certified English translation thereof.

B. The Villa Mona Permit Remains Valid And Enforceable Notwithstanding Executive Council Resolution 2024-1090CE.

15. I understand that Green Sapphire contends that the Villa Mona Permit is no longer valid based upon a resolution of the Executive Council, dated July 30, 2024, stating that the permit “expired” as of “July 28, 2024.” Attached as Exhibit 6 is a true and correct copy of Executive Council Resolution 2024-1090CE and a

certified English translation thereof. Green Sapphire's contention misinterprets Executive Council Resolution 2024-1090CE and disregards applicable French law.

16. Executive Council Resolution 2024-1090CE is a decision denying an application to extend the validity period for the Villa Mona Permit, *made by Green Sapphire*. Green Sapphire's application was denied for two reasons, neither of which affect the permit's validity today.

17. The first reason is that Green Sapphire filed its application out of time. The resolution cites Article 133-55 and states that a "request for extension ... must be submitted ... at least two months before the expiration of the validity period." That period for the Villa Mona Permit ended on July 28, 2024; however, the application was only received on July 3, 2024. Therefore, the Executive Council concluded that Green Sapphire submitted its application "after the deadline" and the permit "expired" on "July 28, 2024."

18. The second reason is that Green Sapphire was not the proper party to submit the application. Green Sapphire transferred the Villa Mona Permit to Access Management on April 15, 2024. Therefore, the Executive Council held that "the beneficiary entitled to request the extension of the building permit is no longer Green Sapphire Holdings but SAS Access Management."

19. Executive Council Resolution 2024-1090CE does not affect the validity of the Villa Mona Permit today because it denied an extension that was not needed.

The validity period for the Villa Mona Permit expired on July 28, 2024. As explained above, substantial work was completed prior to that date, on July 24, 2024. That work sufficed to interrupt the expiry deadline without any extension and maintained the validity of the permit under Article 133-49.

20. Nothing in Executive Council Resolution 2024-1090CE is to the contrary. The resolution considers only whether an application to extend the validity deadline for the Villa Mona Permit should be granted under Article 133-55. The resolution does not mention Article 133-49 or consider whether the validity period was interrupted by the work to date. That question and the pertinent facts were not before the Executive Council.

C. The Villa Mona Permit Will Expire Unless Construction At Villa Mona Resumes Before July 24, 2025.

21. Although the Villa Mona Permit remains valid today, the permit will soon expire by operation of law unless construction resumes. Article 133-50 of the Building Code provides in relevant part:

The same shall apply if, after that period, the works are interrupted for a period of more than one year.

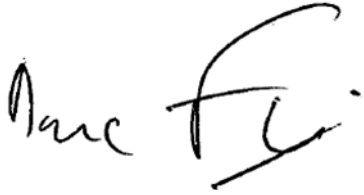
22. “The same shall apply” refers to the immediately preceding section of the Building Code, Article 133-49. Article 133-49 provides that a permit will expire if construction is not started within four years of issuance. Article 133-50 provides that a permit will also expire if, following the 4-year validity period, construction is

delayed for a period exceeding one year.

23. Construction at Villa Mona has been delayed since July 25, 2024. The 4-year validity period for the Villa Mona Permit ended July 28, 2024. According to French courts, “the interruption of the works only renders a building permit null and void if its duration exceeds a period of one year, starting to run after the expiry of the period of [four] years.” Conseil d’Etat, May 10, 2017, *SCI la Bruyère*, N° 399405. Therefore, the construction delay following the end of validity period will exceed one year on July 29, 2025, and the permit will expire in accordance with Article 133-50. Access Management may maintain the Villa Mona Permit only by resuming construction at Villa Mona prior to July 29, 2025.

Pursuant to 10 *Del. C. 5351 et. seq.*, I declare under penalty of perjury under the law of Delaware that the foregoing is true and correct, and that I am physically located outside the geographic boundaries of the United States, Puerto Rico, the United States Virgin Islands, and any territory or insular possession subject to the jurisdiction of the United States.

Executed on the 8th day of April, 2025, at Paris, France.

A handwritten signature in black ink, appearing to read "Marc F.", with a stylized flourish at the end.

Marc Fornacciari
Partner, Head of Government and Public
Procurement
Paris
Dentons Europe, AARPI

EXHIBIT 12

Filed: Mar 28 2025 01:03 PM EDT
Transaction ID 75955713
Case No. 2024-0877-JTL



IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE

GLOBAL CAPITAL PARTNERS LLC and
ACCESS MANAGEMENT, S.A.S., INC.

Plaintiffs,

v.

C.A. No. 2024-0877-JTL

GREEN SAPPHIRE HOLDINGS, INC.,

Defendant.

ALPHA CARTA, LTD.,

Third-Party Plaintiff-Intervenor,

v.

GREEN SAPPHIRE HOLDINGS, INC.,
and GLOBAL CAPITAL PARTNERS, LLC,

Defendants.

**VERIFIED COMPLAINT OF THIRD-PARTY
PLAINTIFF-INTERVENOR ALPHA CARTA, LTD.**

Plaintiff-Intervenor Alpha Carta, Ltd., by and through its undersigned counsel,
as and for its Verified Complaint against Defendants Green Sapphire Holdings, Inc.
and Global Capital Partners, LLC, alleges for its complaint in intervention as
follows:

I. INTRODUCTION

1. This is not a case of isolated bad actors—it is a deliberate, highly structured fraudulent enterprise operating under the guise of corporate legitimacy. The fraudulent transactions at issue follow a well-documented pattern of asset stripping, concealed ownership structures, and misrepresentations, all designed to defraud creditors and evade financial liability. At the center of this network stands Ryan Cicoski (“Cicoski”), Stacey McHugh (“McHugh”), Robert Brownell a.k.a. Robert Bigelow, Nathan Smith (“Smith”), Charles Mack (“Mack”), J.S. de Jager (“de Jager”), Dustin Springett (“Springett”), and Paul Whinnery a.k.a. Paul Schlieve, each playing a distinct yet interconnected role in a web of fraud, asset stripping, forgery, kickbacks, and illicit entity manipulation. These individuals have engaged in a systematic scheme to extract assets, fabricate financial transactions, and manipulate corporate structures for illicit gain. Operating through fraudulent shell companies—including Global Capital Partners LLC, High Point SPV, Ltd., and Access Management SAS (Florida)—they have executed a structured effort to misappropriate assets under a veil of corporate legitimacy. This was not a series of rogue transactions, but rather it was a carefully designed operation intended to defraud creditors, evade liabilities, and facilitate financial misconduct on a large scale. Global Capital Partners LLC was a fraudulent entity created by Brownell and Mack, with membership interests transferred to High Point SPV Ltd. to conceal

Smith's beneficial involvement. (*See* Web Diagram of Fraudulent Scheme, Exhibit A).

2. At the core of this operation stands Springett, who is not merely an intermediary but a critical facilitator of his co-conspirators' fraudulent activities. Springett's entrance into the conspiracy and ongoing role is strategic, ensuring the seamless execution of fraudulent transactions while maintaining a facade of neutrality. By inserting himself as an ostensibly independent third party, he provides plausible deniability for the other co-conspirators, shielding its members from direct exposure while executing fraudulent assignments, asset extractions, and offshore financial laundering. His involvement is not transactional—it is deliberate, calculated, and indispensable to the scheme's success.

II. PARTIES

a. Plaintiff-Intervenor

3. Alpha Carta, Ltd. ("Alpha Carta") is the largest unsecured creditor of Green Sapphire Holdings, Inc., with claims exceeding \$85 million. Alpha Carta has been a creditor of Green Sapphire since at least 2019, with a current claim of approximately \$85 million. (Affidavit of Garrett Vail ("Vail Aff."), Exhibit B, ¶ 5). As an international financial entity, Alpha Carta was fraudulently deprived of its rightful debt recovery due to a series of intentional, coordinated, and unlawful financial maneuvers executed by the Defendants. These fraudulent transfers were

strategically structured not only to strip assets from Green Sapphire Holdings, Inc. but also to circumvent stronger creditor protections available under Cayman Islands law. By selecting Delaware law as the governing jurisdiction, Defendants deliberately evaded the legal safeguards that would have protected Alpha Carta's ability to collect its debts. This jurisdictional manipulation is further evidence of the calculated scheme to defraud creditors and insulate stolen assets from recovery. Alpha Carta brings this action to void fraudulent conveyances, recover improperly transferred assets, and hold the responsible parties accountable for their financial misconduct.

b. Defendants

4. Global Capital Partners, LLC ("Global Capital") is a fraudulent shell company created solely to serve as a conduit for fraudulent assignments, fabricated loans, and illicit foreclosures. Established in September 2022 by Brownell and Mack, Global Capital never provided a legitimate loan to Green Sapphire. Instead, it acted as the fraudulent transferee in a scheme designed to create the illusion of debt, which was then used as a pretext to foreclose on Green Sapphire's valuable assets. This fictional \$10 million loan became the manufactured basis for Global Capital's wrongful foreclosure claims, allowing it to seize Green Sapphire's interests in Access Management, S.A.S., Inc. and CYRB Inc.—two assets with a combined estimated value exceeding \$25 million. The entire structure of this transaction was designed

not to protect creditors but to insulate stolen assets from legitimate recovery efforts, directly violating Delaware’s Uniform Fraudulent Transfer Act, 6 *Del. C.* §1301 *et seq.* (“DUFTA”).

5. Green Sapphire Holdings, Inc. (“Green Sapphire”) was once a solvent entity but, as of January 31, 2023, was rendered insolvent, with liabilities exceeding \$70 million against only \$67 million in assets. Green Sapphire’s insolvency was not due to market forces or operational losses, but a deliberate and coordinated effort to strip it of its financial holdings through fraudulent obligations and fraudulent conveyances of interests of Green Sapphire in property. Under the direction of Brownell, Smith, and Cicoski, Global Capital has attempted to acquire Green Sapphire’s interest in shares of Access Management, S.A.S., Inc. and CYRB Inc. under the guise of fabricated loan agreements and pretextual strict foreclosure maneuvers. While Green Sapphire itself was a victim of its own insiders’ wrongdoing, its status as the entity through which fraudulent transactions were executed and concealed makes it a necessary party to this litigation.

b.1. Key Individuals in the Fraudulent Enterprise

6. Robert Brownell a.k.a. “Robert Bigelow” (“Bigelow/Brownell”) is the chief architect of this fraudulent financial engineering scheme. A convicted financial fraudster sentenced in 2005 to 240 months in federal prison, Brownell re-entered financial markets under the alias “Robert Bigelow,” where he resumed his pattern of

financial misconduct through entities such as BNW Family Office, LLC (“BNW FO”). Cicoski failed to inform Mark Azzopardi that the real name of the person he knew as Robert Bigelow was actually Robert G. Brownell, who had been convicted in 2005. (Affidavit of Mark Azzopardi (“Azzopardi Aff.”), Exhibit C, ¶ 17). In this case, Brownell created Global Capital as a fraudulent front, recruited Smith and others to execute fraudulent assignments, structured fake loan and security agreements, and facilitated the sham foreclosure sale scheme that has allowed Global Capital to take the position that Green Sapphire’s interest in the shares of Access Management, Inc., have been effectively transferred to Global Capital. Brownell’s tactics are not new—they are a continuation of his long history of high-level financial fraud and subsequent convictions and many years in federal prisons.

7. Smith was the former sole director of Green Sapphire and a key insider (as Chief Financial Officer of 60 Degrees Group SEZC, Ltd.) in the fraudulent transactions. In collusion with Brownell and Smith, Cicoski executed and authorized bogus loan and security agreements and fraudulent debt acknowledgments ensuring that Green Sapphire’s assets could be stripped and placed beyond the reach of creditors. Fraudulent actors, including Cicoski and Smith, deliberately structured transactions to erode Alpha Carta’s security and impede its rights as a creditor. (Azzopardi Aff., Ex. C, ¶ 8). Smith wrongfully used and disclosed confidential and proprietary information of Green Sapphire and the Petra Carta Trust that he acquired

during the course and scope of his tenure as a director of Green Sapphire and Manager of Pradera PTC, L.L.C. in its capacity as trustee of the Petra Carta Trust and as director of Prairie Private Trust Company, Ltd. in its capacity as the trustee of the Alpha Carta Trust.

8. Cicoski, serving as General Counsel for both Green Sapphire and Alpha Carta, was uniquely positioned to safeguard the legitimacy of financial transactions but instead played an active role in facilitating the fraud. Cicoski executed the fraudulent Loan and Security Agreements with Global Capital, signed the bogus Pledge and Security Agreement dated February 16, 2023, that purports to grant a security interest in Green Sapphire's interests of Access Management S.A.S., Inc., a Florida corporation, and acquiesced in the strict foreclosure of Global Capital's security interest in Green Sapphire's shares of Access Management S.A.S., Inc., upon which Global Capital's claim of ownership the shares of Access Management S.A.S., Inc. is based and then he signed the Loan Settlement Agreement dated as of February 7, 2024. His misrepresentations and legal manipulations provided the veneer of legitimacy needed to consummate these fraudulent transactions, ensuring that they appeared valid under a cursory review, when in reality, they were structured to hinder, delay, or defraud Alpha Carta and other creditors of Green Sapphire.

9. Springett was the strategic intermediary, ensuring that these fraudulent transactions remained hidden from legal scrutiny. Unlike Brownell and Smith, who

directly controlled the fraudulent transfers, Springett positioned himself as a neutral third party while orchestrating the financial concealment strategies that enabled the criminal enterprise to execute its scheme. His role included coordinating the formation of new corporate entities at key moments, such as High Point SPV Ltd., which was established just two days before the formation of the Loan and Security Agreement between Green Sapphire and Global Capital dated February 2, 2023. By leveraging his knowledge of financial engineering, and his access to confidential information by and through Cayman Management, Ltd., and de Jager, Springett enabled the fraudulent loan-to-own/asset-stripping process to proceed without immediate detection by Alpha Carta, creating the false appearance that Green Sapphire's interest in the shares of Access Management S.A.S., Inc. were transferred under the guise of legitimate secured lending transactions rather than fraudulent transfers of interest in Green Sapphire's property by insiders for the benefit of the insiders.

10. Mack, legal counsel for Brownell and BNW FO, provided the legal framework necessary to disguise these fraudulent transactions as legitimate. Mack personally filed fraudulent UCC-1 financing statements to perfect the alleged security interests, structured and drafted the transaction documents to create the illusion of a legitimate loan, and incorporated a Florida corporation with a deceptively similar name in order to create the false appearance that Access Management SAS, a French

corporation, had been transformed into a Florida corporation named Access Management S.A.S., Inc. His legal maneuvering enabled the fraudulent foreclosure scheme to take place with technical legal compliance while completely disregarding the actual financial reality of these transactions.

b.2. Shell Entities Used to Perpetrate Fraud

11. BNW FO was another fraudulent Delaware LLC used by Brownell to launder funds, create fictitious financial instruments, and facilitate the fraudulent transfers at issue in this case. The company has no verifiable history of legitimate financial transactions or evidence of its ties to stated family wealth and exists solely as a conduit for Brownell's illicit financial schemes.

12. De Jager is an individual who, at all relevant times, was employed by Cayman Management, a firm with access to financial and corporate records. He used his position to unlawfully obtain confidential records, which he then provided to Tailwind Ltd., Springett, and Smith in furtherance of the fraudulent scheme. His actions directly contributed to the concealment of fraudulent transfers and hindered creditors, including Alpha Carta, from recovering assets rightfully owed to them.

13. Cayman Management, Ltd. is a financial services provider that maintained access to confidential corporate records relevant to this dispute. Upon information and belief, Cayman Management, Ltd. failed to implement appropriate safeguards to prevent the unauthorized access and misuse of sensitive business data,

thereby enabling the fraudulent activities described in this Complaint. Cayman Management, Ltd.'s negligence and failure to supervise its employee, de Jager, directly facilitated the fraudulent scheme.

14. Tailwind Ltd. ("Tailwind"), a financial and corporate services firm with operations in the Cayman Islands, Dubai, and Canada, played a pivotal role in facilitating the fraudulent foreclosure scheme by providing nominee structures, fraudulent documentation, and offshore registrations to conceal illicit asset transfers. Acting as an intermediary, Tailwind assisted in laundering Green Sapphire's ownership stakes in Access Management and CYRB Inc., misrepresenting financial transactions to create the illusion of legitimate third-party sales while funneling assets back under the control of the fraudulent enterprise. Additionally, Tailwind engaged in fabricated due diligence efforts to legitimize premeditated financial misconduct, enabling wrongful foreclosures and asset stripping that violated DUFTA. By knowingly assisting in fraudulent assignments and illicit financial structuring, Tailwind actively obstructed rightful recovery efforts by Alpha Carta and other creditors.

Nature of the Action

15. This action seeks to unwind and set aside multiple fraudulent transfers of interests of Green Sapphire in property that were made to Global Capital with the

actual intent on the part of both Green Sapphire and Global Capital to hinder, delay, and defraud creditors, including Alpha Carta.

16. Alpha Carta is the largest creditor of Green Sapphire with a claim in excess of \$85 million.

17. As of January 31, 2023, Green Sapphire was insolvent, owning assets with the total value of approximately \$67 million against liabilities exceeding \$70 million. Green Sapphire was insolvent as of January 31, 2023, with debts exceeding assets, yet Cicoski concealed this fact from certain key individuals. (Azzopardi Aff., Ex. C, ¶85, p.22).

18. As of January 31, 2023, Green Sapphire was unable to pay its debts when they matured in the ordinary course of business.

19. On February 2, 2023, defendant Global Capital, through its alleged agent(s), and Green Sapphire (via purported representative Cicoski) entered into a Loan and Security Agreement. Under the agreement, Global Capital ostensibly agreed to lend \$10 million to Green Sapphire at a 10% interest rate for 120 days, with Green Sapphire's shares of Access Management SAS, a French company, pledged as collateral. Cicoski failed to inform Wolfe about the formation of the \$10 million Loan and Security Agreement with Global Capital Partners. (Affidavit of Paul Wolfe ("Wolfe Aff."), Exhibit D, ¶ 7, p. 4).

20. On February 3, 2023, Cicoski and Mack filed Articles of Incorporation with the Florida Secretary of State, forming Access Management S.A.S. Inc., a Florida corporation, and filed Articles of Domestication which purport to redomicile the French entity Access Management SAS into Florida. Green Sapphire is listed as owner of 1,000 shares, while Cicoski is identified as sole director and president.

21. On February 16, 2023, Cicoski executed an amendment to the Loan and Security Agreement, again referencing a \$10 million loan in two tranches—\$3 million allegedly due immediately and \$7 million “shortly thereafter.” Global Capital never delivered the funds to Green Sapphire.

22. Mack filed a UCC-1 Financing Statement in Delaware purporting to perfect Global Capital’s security interest in Green Sapphire’s interest in the 1,000 shares of Access Management S.A.S. Inc.

23. The loan allegedly made on February 16, 2023 matured on June 16, 2023 and Green Sapphire failed to pay the alleged debt when it came due.

24. Green Sapphire’s failure to pay when it came due was caused primarily by Cicoski’s failure to disclose the fact that Green Sapphire had allegedly borrowed 10 million dollars from Global Capital and had granted a security interest in its share of Access Management S.A.S. Inc. to Paul Wolfe in his capacity as director of Green Sapphire. Despite Wolfe’s appointment as Director of Green Sapphire, he was systematically excluded by Cicoski from knowledge and participation in crucial

transactions. (Wolfe Aff., Ex. D, ¶ 4). Additionally, the important facts and terms of the Loan and Security Agreement dated February 2, 2023, and Pledge and Security Agreement dated February 16, 2023, were not disclosed to Mark Azzopardi, in his capacity as a Director of NorthSea LLC or in his capacity as Director of Alpha Carta.

25. Global Capital alleges that they agreed to extend the maturity date of the loan to October 31, 2023. Cicoski never communicated the facts relating to the agreement to extend the maturity to Paul Wolfe in his capacity as Director of Green Sapphire or to Mark Azzopardi in his capacity as Director of NorthSea LLC or in his capacity as a Director of Alpha Carta.

26. Global Capital alleges that on December 13, 2023, it sent a Notice of Default to Green Sapphire. Cicoski never informed Paul Wolfe or Mark Azzopardi about this Notice of Default.

27. Global Capital claims that on December 15, 2023, it exercised strict foreclosure rights under the Loan Security Agreement, purporting to take ownership of the “Collateral” as defined in the Loan Settlement Agreement dated as of February 7, 2024, without a public sale or private sale in accordance with Delaware’s enactment of the Uniform Commercial Code.

28. Alpha Carta alleges that this strict foreclosure was invalid under Delaware law such that Global Capital never actually acquired ownership of the “Collateral” on December 15, 2023 or any time thereafter.

29. Global Capital contends that Green Sapphire by and through Cicoski, on behalf of Green Sapphire, executed a “Loan Settlement Agreement” effective February 7, 2023, under which Green Sapphire purportedly agreed that Global Capital is the owner of the “Collateral” and released all claims Green Sapphire had against Global Capital relating to the alleged loan and transferred 532,380 shares of “Proton Green Stock” as defined in the Loan Settlement Agreement to Global Capital in satisfaction of a “Loan Settlement Fee” payable under the Loan Settlement Agreement.

30. Cicoski lacked both actual authority and apparent authority to cause Green Sapphire to enter into the Loan Settlement Agreement and transfer Green Sapphire’s interest in 532,380 shares of Proton Green Stock to Global Capital.

31. Global Capital had no legally enforceable right to payment from Green Sapphire as of February 7, 2024, and therefore Green Sapphire received no consideration in exchange for payment of the “Loan Settlement Fee” and no valid claim that could be the subject of a valid settlement agreement.

32. The transfer of the Proton Green Stocks that was made to Global Capital under the Loan Settlement Agreement was made with the actual intent, on both of Green Sapphire and Global Capital, to hinder, delay, or defraud Alpha Carta and other creditors of Green Sapphire.

33. Key individuals involved with the challenged transfers include Smith, the former sole director of Green Sapphire; Cicoski, former sole director of 60 Degrees Group SEZC, Ltd. and General Counsel for both Green Sapphire and Alpha Carta; and Robert G. Brownell alias Robert Bigelow, an individual with a documented history of operating a complex fraudulent invoice, kickback, and embezzlement scheme. Cicoski participated with McHugh and Robert Brownell in a fraudulent invoice and kickback scheme resulting in embezzlement exceeding \$400,000. (Wolfe Aff., Ex. D, ¶ 10). Also, Mack, who was the attorney for Robert Brownell and his closely held company named BNW FO.

34. Robert Brownell was convicted in 2005 as the “mastermind” of a complex kickback and embezzlement scheme fraud involving the cloning of entities, mail fraud, escrow fraud, wire fraud, and forged loan agreements. As part of the scheme to defraud Belinski Brothers and others, Brownell, in his capacity as CEO of Belinski Brothers, approved invoices from other business entities knowing that the invoices were fraudulent and had been inflated.¹

35. Bigelow/Brownell orchestrated the same type of kickback and embezzlement scheme in this case, making payments to entities owned by Cicoski

¹ *United States of America v. Robert G. Brownell et. al.* Case No. 05-CR-013 (E.D. Wisc.) (Superseding Information filed 1/19/2005 Document 13; Plea Agreement filed 09/28/2005 Document 48; Court Minutes resentencing hearing filed 10/25/2007). The Court imposed its previous sentence of 240 months and 3 years supervised release. *See* Court Minutes, Exhibit E..

and McHugh, to induce them to approve invoices from BNW FO to Terra Carta Partners, a wholly-owned subsidiary of Green Sapphire, knowing that the invoices were fraudulent and had been inflated by the amounts paid to them by BNW FO.. BNW FO paid over \$200,000 monthly to Terrace Shores Group LLC, a company controlled by McHugh, which was then reimbursed by Green Sapphire. (Azzopardi Aff., Ex. C, ¶ 102). Artificially inflated invoices were submitted to siphon funds from corporate entities to insiders and their controlled third-party shell companies. Robert Brownell orchestrated the fraudulent loan and security agreements using bribery, kickbacks, and intimidation. (Vail Aff., Ex. B, ¶ 78). Invoices issued by BNW Family Office to Terra Carta Partners were inflated and included charges for non-existent services by entities controlled by McHugh and Cicoski. Robert Brownell's methods mirror prior fraud from the Bielinski Brothers case, involving identical fraudulent invoicing, kickbacks, and corrupt legal counsel manipulation.

36. Through a complex series of collusive and self-dealing transactions, Green Sapphire's assets—specifically its interests in shares of Access Management, S.A.S., Inc., a Florida corporation, and CYRB Inc., a Delaware corporation—were fraudulently transferred to Global Capital through a pretextual Loan and Security Agreement, a collusive strict foreclosure scheme, and a fraudulent settlement agreement. These transfers, which are voidable under DUFTA, were made while Green Sapphire was insolvent for less than reasonable value made for the benefit of

former and current insiders of Green Sapphire, including Smith, Cicoski, and Robert Brownell, operating in concert with Global Capital to improperly remove assets from the reach of Green Sapphire's legitimate creditors.

37. Alpha Carta seeks to void these fraudulent transfers and have the interests of Green Sapphire in property that was the subject of these transfers conveyed to Alpha Carta in partial satisfaction of the debts Green Sapphire owes Alpha Carta; or in the alternative have the Court enter a judgment for the payment of money in the amount equivalent to the value of the "Collateral" at the time of the alleged transfer on December 15, 2023, plus the value of the "Proton Green Stock," plus the value of the "Claims" released by Green Sapphire entered against Global Capital and in favor of Alpha Carta.

38. By reason of Green Sapphire's significant unpaid debt to Alpha Carta, Alpha Carta qualifies as the largest known unsecured creditor of Green Sapphire. As a result, and pursuant to DUFTA, Alpha Carta has standing to assert a claim for the avoidance of the fraudulent conveyances alleged in this action. Specifically, because Alpha Carta holds a legitimate and substantial claim that remains unpaid, and because the Defendants have allegedly orchestrated a series of transfers to hinder and delay creditors, Alpha Carta's interests have been, and continue to be, directly and adversely affected by these transactions.

39. On information and belief, in furtherance of this fraudulent scheme, de Jager, an employee of Cayman Management Ltd., improperly accessed confidential records and financial data. Cayman Management Ltd. maintained confidential corporate records misused by Smith, de Jager, and their associates to facilitate fraudulent transactions. (Wolfe Aff., Ex. D, ¶¶ 14-16). Using his privileged position, de Jager illicitly acquired information that was subsequently used to facilitate and conceal the fraudulent transfers described herein.

40. Upon information and belief, de Jager acted in concert with Tailwind, Springett, and Smith to manipulate transactions and obscure the true nature of asset transfers, thereby hindering creditors, including Alpha Carta, from recovering debts lawfully owed to them.

The Fraudulent Scheme to defraud creditors of Green Sapphire

41. On February 2, 2023, Cicoski, executed and delivered a Loan and Security Agreement between Global Capital and Green Sapphire. (See Loan and Security Agreement attached at Exhibit F).

42. Under the Loan and Security Agreement, Global Capital agreed to loan Green Sapphire \$10 million for 120 days at an interest rate of 10% per 120 days (equivalent to 30.42% per annum).

43. Under the Loan and Security Agreement, the loan proceeds were to be delivered to Green Sapphire in two tranches.

44. Global Capital failed to deliver the first tranche in the amount of at least \$3 million on or before January 31, 2023.

45. Upon information and belief, on February 2, 2023, Cicoski, executed and delivered to Global Capital a promissory note in the original principal amount of \$10 million dated February 2, 2023, made by Green Sapphire payable to Global Capital. (See February 2, 2023, Promissory Note, Exhibit G). Cicoski executed unauthorized agreements including a severance compensation agreement of \$2,500,000 and a promissory note of \$750,000. (Vail Aff., Ex. B, ¶¶ 63-64).

46. Upon information and belief, Global Capital contends that funds in the amount of \$900,000 were electronically transferred on February 2, 2023, to Chase Bank Illinois for credit to an IOLTA Account controlled by Mack as a portion of the loan that Global Capital agreed to make to Green Sapphire under the Loan and Security Agreement dated February 2, 2023 (Ex. F).

47. Under the Loan and Security Agreement (Ex. F), Green Sapphire ostensibly agreed to pledge its shares of a French corporation named Access Management, SAS, to secure payment of its debt obligations evidenced by the February 2, 2023, Promissory Note (Ex. G).

48. The Loan and Security Agreement was fraudulent because Global Capital never intended to loan any money to Green Sapphire and never actually delivered any money to Green Sapphire. The Loan and Security Agreement was not

approved by a majority vote of Green Sapphire's Board of Directors. (Vail Aff., Ex. B, ¶ 29).

49. On February 3, 2023, Cicoski and Mack filed Articles of Incorporation with the Secretary State of Florida incorporating a corporation named Access Management S.A.S. Inc. (*See* Articles of Domestication/Incorporation, Exhibit H).

50. According to the Articles of Incorporation, Access Management S.A.S. Inc. issued 1,000 shares and all 1,000 shares were owned by Green Sapphire. *See* Ex. H.

51. Upon information and belief, the 1,000 shares of Access Management S.A.S. Inc., a Florida corporation, are not evidenced by stock certificates.

52. According to the Articles of Incorporation, Cicoski was the sole director and president of Access Management S.A.S. Inc. (*See* Ex. H).

53. Cicoski and Mack filed Articles of Domestication in a fraudulent attempt to re-domicile the French corporation Access Management SAS in Florida. (*See* Ex. H).

54. Cicoski's and Mack's attempt to re-domicile Access Management SAS in Florida was legally ineffective under applicable law for multiple reasons including lack of authority from Green Sapphire and Access Management SAS and the failure to dissolve Access Management SAS under applicable French law.

55. Specifically, no resolution by the Green Sapphire Board of Directors authorized Cicoski or Mack to execute any agreements related to these transactions, including the February 2, 2023 Loan and Security Agreement or the subsequent February 16, 2023 amendment of that agreement (attached at Exhibit I). (*See Wolfe Aff.*, Ex. D). Furthermore, no corporate record or minute reflects approval, ratification, or delegation of authority for such transactions.

56. Delaware law clearly mandates board authorization for transactions of material significance. Absent explicit board authorization, transactions executed by rogue agents or unauthorized insiders are voidable as a matter of law. *See Basho Techs. Holdco B, LLC v. Georgetown Basho Investors, LLC*, 2018 WL 3326693 (Del. Ch. July 6, 2018) (holding unauthorized transactions by insiders voidable due to lack of board approval); *see also Firefighters' Pension Sys. of City of Kansas City, Missouri Tr. v. Presidio, Inc.*, 251 A.3d 212, 268 (Del. Ch. 2021) (“[W]hen a board has been misled, the resulting decisions ‘are voidable at the behest of innocent parties to whom a fiduciary duty was owed and breached, and whose interests were thereby materially and adversely affected.’”) (citing *Mills Acquisition Co. v. Macmillan, Inc.*, 559 A.2d 1261 (Del. 1989)).

57. In September 2024, Access Management SAS changed its name to Vue Mer Signature Holdings.

58. Vue Mer Signature Holdings is currently organized and existing under applicable French law.

59. Contrary to the written terms of the February 2, 2023 Loan and Security Agreement, Global Capital never actually provided Green Sapphire with the \$10 million it ostensibly promised to loan to Green Sapphire. Neither Brownell nor Mack provided authenticated evidence showing Green Sapphire received any proceeds from the alleged Global Capital loan.

60. Although the Loan and Security Agreement as amended on February 16, 2023, provided that the funds would be advanced to Green Sapphire in two tranches (a \$3 million deposit on or about February 17, 2023, and the remaining \$7 million “shortly thereafter”), Green Sapphire never received the funds.

61. Global Capital contends that the Nelson Mullins law firm transferred funds in the amount of \$8,849,000 to Mack on February 17, 2023. On February 20, 2023, Mack sent a “disbursement schedule for the funds received from the second tranche of the \$10,000,000 loan” ONLY to “Robert Bigelow” (without copying Cicoski or McHugh or any other alleged representative of Green Sapphire). In the email to which the “disbursement schedule” was attached Mack asked “Robert Bigelow” for wiring instructions. This email shows Mack was acting at the direction of “Robert Bigelow.”

62. This email also shows that Mack, at Bigelow/Brownell's direction, exercised control and dominion over the funds in the amount that he received on February 17, 2023.

63. This "disbursement schedule" also shows that Mack was planning to or had already transferred funds in the amount of \$1,510,000 from his IOLTA Trust Account to BNW FO, even though the "Loan Arrangement Fee Agreement" provided that the "Structuring Fee" of \$1 million and the \$ 1,600,000 "Underwriting Fee" were not payable until a later date.

64. Because no genuine consideration was ever delivered, the "security interest" allegedly granted in favor of Global Capital—and all subsequent foreclosure or settlement steps based on that security interest—lack economic substance.

65. Documents such as the Loan and Security Agreement dated February 2, 2023, the Pledge and Security Agreement dated February 16, 2023 (attached at Exhibit J), the UCC-1 Financing Statement (attached at Exhibit K), and the "strict foreclosure" paperwork, if any, simply created the appearance of a valid loan transaction on paper, when in reality no loan proceeds were advanced and no corresponding debt obligation arose and no security interest attached to Green Sapphire's interest in the shares of Access Management S.A.S., Inc.

66. These facts demonstrate that the purported loan was pretextual, designed to manufacture an illusory debt that Global Capital could use as a pretext

for seizing Green Sapphire's property and hindering legitimate creditors like Alpha Carta. The Loan and Security Agreement and the UCC-1 Financing Statement collectively establish that Global Capital did not provide reasonably equivalent value, or any value at all, in exchange for Green Sapphire's pledged assets.

67. Upon information and belief, on February 16, 2023, Cicoski signed that certain Pledge and Security Agreement dated February 16, 2023. *See* Ex. J.

68. The UCC Article 9 Security Agreement purports to grant a UCC Article 9 Security Interest in Green Sapphire's interest in 1,000 shares of Access Management S.A.S. Inc., a Florida corporation to secure payment of the alleged debt evidenced by the February 16, 2023 Promissory Note.

69. Green Sapphire was insolvent on February 16, 2023, and received nothing of value in exchange for ostensibly granting a UCC Article 9 Security Interest in its shares of Access Management S.A.S. Inc. to Global Capital.

70. At the time Green Sapphire purportedly pledged shares of Access Management, S.A.S. Inc. as collateral, these shares, to the extent the attempted the re-domiciliation of Access Management SAS to Florida was legally effective, and had an estimated market value exceeding \$25 million.

71. Upon information and belief, filed on February 16, 2023, Mack drafted and filed with the Delaware Secretary State a UCC-1 Financing Statement which purports to perfect Global Capital alleged security interest in Green Sapphire's

interest in 1,000 shares of Access Management S.A.S. Inc., a Florida corporation. Attached is Exhibit K is a true and correct copy of the UCC-1 Financing Statement filed with the Delaware Secretary State on filed on February 16, 2023.

72. Cicoski, Robert Brownell, Smith, and Springett with others known and unknown to Alpha Carta did knowingly conspire among themselves to conceive and execute a scheme to defraud Alpha Carta, which scheme was executed by means of the above-referenced Loan and Security Agreement dated February 2, 2023, as amended by the First Amendment dated February 16, 2023, the February 16, 2023 Promissory Note, and the UCC Article 9 Security Agreement (collectively, “Transaction Documents”). The scheme was structured through the Transaction Documents to manufacture a fictitious debt obligation and an equally fictitious security interest in Green Sapphire’s shares in Access Management S.A.S. Inc. setting the stage for a pretextual default followed by a legally ineffective strict foreclosure of Global Capital’s alleged security interest on Green Sapphire’s interest in 1,000 shares of Access Management S.A.S. Inc.

73. Additionally, de Jager, leveraging his access to financial and corporate records at Cayman Management, Ltd., facilitated the fraudulent scheme by unlawfully accessing and disseminating confidential business information. De Jager knowingly provided insider data to co-conspirators, enabling them to structure fraudulent transfers in a manner designed to evade legal scrutiny. His direct

participation in the conspiracy included aiding in the concealment of illicit transactions, advising on methods to obscure ownership trails, and ensuring that key financial records were misrepresented or withheld from relevant stakeholders. These actions, taken in bad faith, were integral to the broader fraudulent scheme. Cayman Management, Ltd. maintained confidential corporate records misused by Smith, de Jager, and their associates to facilitate fraudulent transactions. (Wolfe Aff., Ex. D, ¶¶ 14-16)

74. As a result of Global Capital's failure to comply with applicable Delaware law governing strict foreclosure of a UCC Article 9 security interest, Global Capital attempted strict foreclosure on December 15, 2023 which was legally ineffective.

75. Upon information and belief, BNW FO, is a Delaware Limited Liability Company formed by Robert G. Brownell in 2018.

76. Upon information and belief, on September 9, 2022, Robert G. Brownell and Mack formed Global Capital, as a Delaware LLC with the intent to use it as a vehicle to acquire dominion and control real property located in St. Bartholomew ("St. Barth's Property") previously owned by Green Sapphire and now owned by Vue Mer Signature Holdings by means of a conspiracy to commit fraud and conversion. Cicoski secretly caused Green Sapphire to transfer its entire interest in certain real property in St. Barth without obtaining proper authorization. (Wolfe

Aff., Ex. D, ¶ 4). Cicoski orchestrated the transfer of Green Sapphire's interest in the St. Barth's Property without notifying relevant parties, including Alpha Carta. (Azzopardi Aff., Ex. C ¶ 67). Starting in November 2021, Green Sapphire engaged in a series of fraudulent transfers, including the undisclosed conveyance of Green Sapphire's interest in the St. Barth Property to Access Management SAS. (Vail Aff., Ex. B, ¶ 10).

77. Upon information and belief, in December 2022, Robert G. Brownell recruited Smith, who was the sole director of Green Sapphire, at the time it acquired ownership on the St. Barth's Property, to join the conspiracy to commit fraud and conversion.

78. On December 19, 2022, Brownell and Mack contacted a French lawyer in St. Barth's, Charles-Hubert Vanoverberghe (hereinafter "CHV"), seeking legal advice relating to a loan and security agreement between Green Sapphire and a "U.S. Non-Bank Lender" that had been drafted by Mack and sent to CHV.

79. On or about December 20, 2022, Brownell, falsely claiming to be "Robert Bigelow," executed and delivered to CHV an engagement agreement between CHV and Green Sapphire.

80. Neither Robert Bigelow nor Robert Brownell had authority to cause Green Sapphire to enter into an agreement with CHV on December 20, 2022.

Brownell misrepresented himself as an authorized signatory to third parties, including St. Barth legal counsel CHV.

81. Upon information and belief, as the proposed transaction was explained to CHV, BNW FO was to be the lender for the putative \$10 million loan to Green Sapphire.

82. In mid-January 2023, however, the proposed transaction structure abruptly changed, making Global Capital as the lender. Upon information and belief, this shift was orchestrated by Robert Brownell, Mack, Smith, and Springett with a deliberate intent to conceal the identity of the insiders and former insiders who would benefit from Global Capital anticipated acquisition of 100% of the shares of Access Management S.A.S. Inc. and a claim to the ownership of the St. Barth's Property.

The Fraudulent Loan Settlement Agreement

83. Upon information and belief, on February 7, 2024, Cicoski entered into and executed a Loan Settlement Agreement effective February 7, 2024 under which Green Sapphire allegedly released all claims against Global Capital for any acts or omissions related to or arising from the Loan (collectively "Transfer of Claims"). (*See* Loan Settlement Agreement, Exhibit L).

84. The Loan Settlement Agreement provides in Recital L, "Borrower currently controls ownership of shares in CYRB Inc., a Delaware corporation, the

(“Proton Green Stock”) free and clear of all liens and encumbrances.” (*See* Ex. L, p.2).

85. The Loan Settlement Agreement further provides in Section 3b that “Borrower agrees to pay \$1,665,000 to Lender to settle any and all claims Lender may have under the Loan Documents (the “Lender Settlement Fee”). The Settlement Fee shall be paid by delivery of 532,380 shares of Proton Green Stock free and clear of all liens and encumbrances. (the “Proton Green Stock Transfers”). (*See* Ex. L).

86. The Loan Settlement Agreement was fraudulent on its face, as it was executed by Cicoski without authority while Green Sapphire was deeply insolvent, without Green Sapphire receiving anything of value in exchange for the Release Transfers or the Proton Green Stock Transfers. In particular, Global Capital had no claims under the Loan Documents as of February 7, 2024.

87. Global Capital is properly characterized as an ‘insider’ of Green Sapphire for purposes of DUFTA because it is directly or indirectly controlled by, or under common control with, individuals who held positions of authority or significant influence within Green Sapphire. By virtue of this shared control, Global Capital maintained a close relationship with Green Sapphire’s management and exploited that relationship to obtain the transferred assets, to the detriment of legitimate creditors. Because DUFTA defines ‘insider’ to include entities in which directors,

officers, or persons in control of the debtor hold interests or exercise significant influence, the transfer to Global Capital strongly indicates fraudulent intent.

88. Green Sapphire did not publicly disclose or otherwise notify its known creditors, including Alpha Carta, of the Loan and Security Agreement or the alleged strict foreclosure prior to execution.

89. Green Sapphire was insolvent at the time of the transfers (or became insolvent as a result) given that its liabilities exceeded its assets.

90. Green Sapphire received no, or only nominal, value in exchange for the purported \$10 million loan or the subsequent settlement agreement.

91. Although the property (e.g., shares in Access Management, S.A.S. Inc.) was purportedly transferred to Global Capital, the insiders remained in control or effectively benefited from the asset, indicating a manufactured transaction.

92. Certain individuals (e.g., Cicoski) acted without valid corporate authority, indicating an intent to hide or hastily push through the transfer. Cicoski failed to inform Wolfe about the formation of the \$10 million Loan and Security Agreement with Global Capital Partners. (Wolfe Aff., Ex. D, ¶ 7).

Badges Of Fraud Under Delaware Law

93. Pursuant to Section 1304(a) of DUFTA, courts identify certain recognized “badges of fraud” to determine whether a transfer was made with actual intent to hinder, delay, or defraud creditors. These badges provide objective criteria

for identifying fraudulent transfers and, when present in combination, strongly support a finding of fraudulent intent.

94. The following badges of fraud are clearly present here:

a. Transfer or Obligation to an Insider: Green Sapphire transferred key assets to entities controlled directly or indirectly by insiders, including Robert Brownell, Smith, and Cicoski, each of whom had significant influence or control over Green Sapphire or its affiliates at the time of the transfers. In fact, Smith was simultaneously misrepresenting himself to Cayman-based investors as acting on behalf of Green Sapphire in an attempt to steal property in Cayman's from Green Sapphire for his own benefit.

b. Concealment of Transfers from Creditors: The transfers were deliberately concealed from Alpha Carta and other legitimate creditors, with no formal notice or disclosure provided, significantly impeding creditor oversight and recovery actions.

c. Transfers Made While Debtor Was Insolvent: At the time of the transfers, Green Sapphire's liabilities exceeded its assets by at least \$3 million, clearly demonstrating insolvency and exacerbating creditor risk, particularly Alpha Carta's unsecured \$70 million claim.

d. Debtor Received Less Than Reasonably Equivalent Value: Green Sapphire received either nothing of value or only nominal consideration in

exchange for transfers of substantial and valuable property, such as shares valued at over \$25 million,² directly harming creditor interests.

e. Absence of Proper Corporate Authorization or Board Approval:

The transfers were executed without valid corporate authorization or formal board approval. Specifically, Cicoski lacked explicit board authorization to bind Green Sapphire, and the transfers were structured deliberately outside normal corporate governance procedures. Cicoski instructed Azzopardi via WhatsApp to sign consents without informing him of critical conflicts of interest or insolvency. (Azzopardi Aff., Ex. C, ¶¶ 27-28).

f. Retention of Possession or Control of Transferred Assets by

Debtor or Insiders: Following the transfers, the key insiders who structured and executed these transfers continued to exercise de facto control or benefit from the transferred assets, evidencing the illusory and pretextual nature of the purported transfers.

g. Transfers Conducted Under Suspicious or Secretive

Circumstances: Transactions were orchestrated under deliberately secretive and highly irregular circumstances, including abrupt changes in loan parties,

² Assuming that the attempted re-domiciliation of Access Management SAS was legally effective.

unauthorized re-domiciliation attempts, and fraudulent loan documentation, reflecting clear intent to defraud and mislead creditors.

95. These badges of fraud are widely recognized and accepted by Delaware courts as indicators of fraudulent intent. Collectively, their presence here strongly evidences Green Sapphire's actual intent to hinder, delay, or defraud Alpha Carta and other creditors. *See, e.g., Quadrant Structured Prods. Co., Ltd. v. Vertin*, 102 A.3d 155, 196-98 (Del. Ch. 2014); *In re Stream TV Networks, Inc. Omnibus Litig.*, 279 A.3d 323, 354-55 (Del. Ch. 2022).

96. Cayman Management Ltd. maintains detailed and comprehensive records for each of the Cayman Islands entities associated with Alpha Carta. Cayman Management Limited maintained confidential corporate records misused by Smith, de Jager, and their associates to facilitate fraudulent transactions. (Wolfe Aff., Ex. D, ¶¶ 14-16).

97. Specifically, Cayman Management Ltd. maintains and has direct access to the registers of directors and shareholders for these entities, as well as detailed and sensitive information concerning the identity, interests, holdings, and financial affairs of directors and shareholders.

98. During the relevant periods, de Jager and Smith were insiders and, upon information and belief, equity security interest holders of Cayman Management Ltd. Due to their positions, both de Jager and Smith had full access to the detailed and

confidential records maintained by Cayman Management Ltd. relating to Alpha Carta and related entities.

99. By virtue of their roles, de Jager and Smith possessed comprehensive knowledge of confidential corporate information, including shareholder identities, directorship details, ownership structures, and sensitive financial and transactional details of these entities.

100. The establishment of High Point SPV Ltd. (“High Point”) in the Cayman Islands on January 27, 2023, was created just prior to the expedited transfer on January 29, 2023, of BNW FO’s ownership interests in Global Capital to High Point SPV Ltd. Global Capital Partners LLC was a fraudulent entity created by Brownell and Mack, with membership interests transferred to High Point SPV Ltd. to conceal Smith’s beneficial involvement.

101. Upon information and belief, the transfer of the membership interests of Global Capital from BNW FO to High Point SPV was undertaken expressly for the benefit of Springett, who served as High Point’s sole director, and de Jager, who was High Point’s initial subscriber. In turn, these actions directly facilitated the fraudulent schemes orchestrated by Robert Brownell and conceal the fact that former director/trustee Smith was the intended beneficiary of the Global Capital Partner’s loan-to-own scheme.

102. The expedited creation of High Point SPV Ltd. and the subsequent transfer significantly damaged the interests of Green Sapphire, Alpha Carta Limited, and related affiliated entities. Given de Jager's inside position at Cayman Management Ltd., he possessed unique insider knowledge about Alpha Carta, and related entities which he leveraged to facilitate these fraudulent actions.

103. De Jager occupied multiple overlapping positions placing him at the center of significant conflicts of interest, constituting an improper triangulation of insider knowledge. Specifically, de Jager was simultaneously: (a) a principal of Cayman Management Ltd, with fiduciary responsibilities to Alpha Carta, Breakers Beach Club Ltd., and their affiliates; (b) a partner and an independent director of Tailwind; and (c) the initial subscriber and key participant in High Point SPV Ltd., an entity established solely to acquire 100% of the LLC membership interest of Global Capital in furtherance of the fraud scheme involving Brownell, Smith, and their co-conspirators.

104. After Cicoski was removed as director and replaced by Springett on December 15, 2023, Springett and associated parties extinguished Access Management S.A.S. Inc. as a U.S. entity and subsequently re-registered it as a Cayman Islands entity under their control, specifically listing Green Sapphire as the initial subscriber. This maneuver represents another clear instance of de Jager leveraging his insider position at Cayman Management Ltd. to misappropriate

sensitive corporate information and facilitate fraudulent conduct detrimental to Green Sapphire, Alpha Carta, and their affiliates. Springett fraudulently re-registered Access Management S.A.S. Inc. as a Cayman entity under false pretenses. (Wolfe Aff., Ex. D, ¶ 22).

105. Given the nature, circumstances, and totality of the evidence at hand, the actions and circumstances described above cannot reasonably be justified or explained as anything other than improper self-dealing and fraudulent activities.

106. The fraudulent activities originating in Illinois were systematically funneled through Cayman-based shell entities, utilizing Springett as the bridge between jurisdictions. Transactions such as the Global Capital fraudulent assignment, Access Management manipulations, and clone entities were all orchestrated between these locations, with Springett at the helm. His role was not limited to facilitation—he was the conduit enabling international fraud.

107. Springett’s role fits a well-established pattern of “middleman laundering”—a tactic frequently seen in sophisticated financial fraud operations.

108. Springett’s actions align with known fraud patterns, including the use of intermediary entities to obscure the true ownership of assets and create artificial distance between the orchestrators and their victims.

109. Springett's role in this scheme is consistent with classic financial crime tactics, where bad actors use purportedly neutral facilitators to provide legal cover for fraudulent assignments and asset extractions.

110. This case is not merely about contractual disputes—it is about the deliberate, calculated, and illegal stripping of assets from Green Sapphire for the benefit of a fraudulent criminal enterprise.

111. The defendants engaged in a coordinated effort between financial fraudsters, legal enablers, and corporate manipulators, all of whom played distinct yet essential roles in obstructing Alpha Carta's ability to collect on legitimate debts.

Cyber Smear Campaign and Attempted Extortion of Paul Wolfe

112. The defamatory campaign orchestrated by Paul Lynn Schlieve (also known as Paul Whinnery) extended beyond mere reputational damage into targeted harassment and attempted extortion. Schlieve, acting in concert with Edward Blaine Mintz, a convicted felon sentenced to federal prison for the possession and distribution of crack cocaine (*United States v. Mintz*, Case No. 1:08-cr-00040, W.D.N.C., 2008), directly targeted Paul Wolfe—a key witness and fiduciary in this litigation—with intimidation tactics specifically intended to disrupt Alpha Carta's legitimate pursuit of legal remedies.

113. On or about July 2023, Mintz and Schlieve anonymously mailed a threatening and defamatory letter directly to Paul Wolfe's personal residence in

Illinois. Mintz maintained control over the originating postal box (P.O. Box 3334, Drexel, North Carolina) from which this malicious correspondence was dispatched. This deliberate act constituted witness intimidation and tampering, attempted extortion, and a form of psychological terrorism, strategically calculated to induce fear, manipulate Wolfe's testimony, undermine his credibility, and deter his cooperation with Alpha Carta's legal actions.

114. The orchestration of such psychologically coercive tactics represents a malicious strategy intended not only to defame but also to leverage fear and intimidation as tools to obstruct justice, impair legitimate creditor actions, and coerce Wolfe into silence or complicity. The severity of these actions underscores the extreme lengths to which Schlieve, Mintz, and their co-conspirators are willing to go in pursuit of their illicit objectives.

III. COUNTS

115. Defendants engaged in intentional fraudulent transfers with the actual intent to hinder, delay, or defraud creditors, in violation of 6 *Del. C.* § 1304(a)(1). Additionally, the transfers were made without receiving reasonably equivalent value while Green Sapphire was insolvent, constituting constructive fraudulent transfers under 6 *Del. C.* § 1304(a)(2).

COUNT I - Intentional Fraudulent Transfer

116. Plaintiff Alpha Carta incorporates all preceding paragraphs as though fully set forth herein.

117. Pursuant to 6 *Del. C.* § 1304(a)(1), the transfers described in this Count were made with actual intent to hinder, delay, or defraud creditors.

118. Under Delaware law and this Court's equitable powers, a plaintiff who prevails on a claim for intentional fraudulent transfer may, in certain circumstances, be awarded attorney's fees if the defendant's conduct is found to be in bad faith or egregiously fraudulent.

119. Accordingly, in addition to avoidance and other remedies, Alpha Carta seeks an award from Global Capital of its reasonable attorney's fees and costs incurred in prosecuting this Count, consistent with Delaware law and the equitable authority of this Court.

120. To the extent that the alleged transfer by Green Sapphire of a UCC Article 9 security interest in its interest in 1,000 shares of Access Management, S.A.S., Inc. to Global Capital, under the UCC Article 9 Security Agreement was legally effective, any such transfer was made with the actual intent on the part of Green Sapphire, as transferor, and Global Capital, as transferee, to hinder, delay, or defraud Green Sapphire's creditors, including Alpha Carta.

121. Green Sapphire’s fraudulent transfers display multiple DUFTA “badges of fraud.”

122. The alleged transfer of the security interest in Green Sapphire’s interest in shares of Access Management S.A.S. Inc. to Global Capital on February 16, 2023, to the extent any transfer of an interest of Green Sapphire in property actually took place, is voidable by Alpha Carta under DUFTA §1304(a)(1).

**COUNT II - Constructive Fraudulent Transfer
(February 16, 2023 UCC Security Interest)**

123. Intervenor realleges and incorporates by reference the allegations of all preceding paragraphs.

124. The transfer of a security interest in Green Sapphire’s interest in Access Management S.A.S. Inc., was made by Green Sapphire while it was insolvent.

125. Green Sapphire received nothing of value in exchange for the transfer of a security interest in Green Sapphire’s interest in Access Management S.A.S. Inc.

126. The transfer of a security interest in Green Sapphire’s interest in Access Management S.A.S. Inc. is voidable by Alpha Carta under DUFTA §1304(a)(2).

**COUNT III - Intentional Fraudulent Transfer
(December 15, 2023 Strict Foreclosure-Related Transfers)**

127. Intervenor realleges and incorporates by reference the allegations of all preceding paragraphs.

128. Global Capital alleges that on December 15, 2023, it exercised its rights under Section 7.2 of the Original Loan and Security Agreement, as amended, and as a result the Collateral, as defined in the Loan Settlement Agreement, somehow became held in the name of Global Capital (“Strict Foreclosure-Related Transfers”).

129. To the extent that the alleged transfer by Green Sapphire of its interest in the “Collateral” to Global Capital by means of Global Capital exercising its rights under the Original Loan and Security Agreement was legally effective, any such Strict Foreclosure-Related Transfers were made with the actual intent on the part of Green Sapphire, as transferor, and Global Capital, as transferee, to hinder, delay, or defraud Green Sapphire’s creditors, including Alpha Carta. Starting in November 2021, Green Sapphire engaged in a series of fraudulent transfers, including the undisclosed conveyance of Green Sapphire’s interest in the St. Barth Property to Access Management SAS. (Vail Aff., Ex. B, ¶ 10).

130. To the extent that any interest of Green Sapphire in property, including but not limited to, Green Sapphire’s interest in shares of Access Management S.A.S. Inc., was actually made in connection with the Strict Foreclosure-Related Transfers, any such Strict Foreclosure-Related Transfers are voidable by Alpha Carta under DUFTA §1304(a)(1). The transfer of key assets, including Green Sapphire’s interest in shares of Access Management S.A.S., Inc., were neither commercially reasonable nor made in good faith. (Vail Aff., Ex. B, ¶ 11).

**COUNT IV - Constructive Fraudulent Transfer
(December 15, 2023 Strict Foreclosure-Related Transfers)**

131. Intervenor realleges and incorporates by reference the allegations of all preceding paragraphs.

132. The transfers of interest of Green Sapphire in property made in connection with the Strict Foreclosure-Related Transfers, if any, were made by Green Sapphire in December 2023, while Green Sapphire was insolvent.

133. To the extent that Cicoski's and Mack's attempted re-domiciliation of Access Management SAS to Florida was legally effective, as of December 15, 2023, Access Management S.A.S. Inc. was the owner of the St. Barth Property.

134. On information and in belief, the fair market value of the St. Barth Property as of December 15, 2023, was at least \$25 million.

135. On information and in belief, Global Capital contends that it took ownership of the "Collateral" as defined in the Loan Settlement Agreement dated as of February 7, 2024, on December 15, 2023, in partial satisfaction of the debt Green Sapphire allegedly owed to Global Capital under the Original Loan and Security Agreement, as amended, through December 15, 2023.

136. As of December 15, 2023, Global Capital had no legally enforceable right to the payment of money from Green Sapphire under the Original Loan and Security Agreement, as amended through December 15, 2023.

137. To the extent that Global Capital had any legally enforceable right to payment of money as of December 15, 2023, the amount of any such debt was less than \$12 million.

138. Green Sapphire received less than reasonably equivalent value in exchange for the Strict Foreclosure-Related Transfers described herein.

139. To the extent that any interest of Green Sapphire in property, including but not limited to, Green Sapphire's interest in shares of Access Management S.A.S. Inc., was actually made to Global Capital in connection with the Strict Foreclosure-Related Transfers, any such Strict Foreclosure-Related Transfers, are voidable by Alpha Carta under DUFTA §1304(a)(2).

**COUNT V - Intentional Fraudulent Transfer
(February 7, 2024 Loan Settlement Agreement—General Release Transfers)**

140. Intervenor realleges and incorporates by reference the allegations of all preceding paragraphs.

141. Any claims or causes of action for relief or other rights to payment of money from Global Capital, Tailwind, and their Affiliates, as that term is used in the Loan Settlement Agreement dated as of February 7, 2024, that were owned by Green Sapphire as of February 7, 2024 ("General Release Transfers"), constitute interests of Green Sapphire in property.

142. To the extent that the Loan Settlement Agreement dated as of February 7, 2024, is binding on Green Sapphire notwithstanding Cicoski's lack of actual

authority or apparent authority to bind Green Sapphire to the terms of that agreement, any transfers of an interest of Green Sapphire in property that were actually made in connection with the General Release Transfers, were made with the actual intent on the part of Green Sapphire, as transferor, and on the part of Global Capital, Tailwind, and its Affiliates as transferee, to hinder, delay, or defraud Green Sapphire's creditors, including Alpha Carta.

143. To the extent that any interest of Green Sapphire in property, including but not limited to, Green Sapphire's interest in shares of Access Management S.A.S. Inc., was actually made to Global Capital in connection with the General Release Transfers, any such General Release Transfers, are voidable by Alpha Carta under DUFTA §1304(a)(1).

**COUNT VI - Constructive Fraudulent Transfer
(February 7, 2024 Loan Settlement Agreement—General Release Transfers)**

144. Intervenor realleges and incorporates by reference the allegations of all preceding paragraphs.

145. The transfers of interest of Green Sapphire in property made in connection with the General Release Transfers, if any, made by Green Sapphire in February 7, 2024, were made while Green Sapphire was insolvent.

146. As of February 7, 2024, before the execution of the Loan Settlement Agreement by Cicoski, Global Capital had no legally enforceable right to the payment of money from Green Sapphire.

147. In exchange for the General Release Transfers, Global Capital acknowledged and agreed that the Loan is satisfied in full.

148. Green Sapphire received nothing of value in exchange for the General Release Transfers, if any, made on February 7, 2024.

149. To the extent that any interest of Green Sapphire in property, was actually made to Global Capital in connection with the General Release Transfers, any such General Release Transfers, are voidable by Alpha Carta under DUFTA §1304(a)(2).

**COUNT VII - Intentional Fraudulent Transfer
(February 7, 2024 Proton Green Stock Transfers)**

150. Intervenor realleges and incorporates by reference the allegations of all preceding paragraphs.

151. Global Capital contends that Green Sapphire's interest in 532,380 shares of Proton Green Stock, as defined in the Loan Settlement Agreement, was transferred to Global Capital in satisfaction of a "Lender Settlement Fee" that Green Sapphire allegedly agreed to pay to Global Capital to settle any and all claims Global Capital may have had under the "Loan Documents", as defined in the Loan Settlement Agreement, as of February 7, 2024.

152. As of February 7, 2024, Global Capital had no cognizable claims or legally enforceable right to the payment of money from Green Sapphire.

153. Cicoski lacked both actual authority and apparent authority to cause Green Sapphire to enter into the Loan Settlement Agreement.

154. To the extent that the Loan Settlement Agreement dated as of February 7, 2024, is binding on Green Sapphire, any transfers of an interest of Green Sapphire in Proton Green Stock that was actually made to Global Capital in connection with the Proton Green Stock Transfers, was made with the actual intent on the part of Green Sapphire, as transferor, and on the part of Global Capital, as transferee, to hinder, delay, or defraud Green Sapphire's creditors, including Alpha Carta.

155. To the extent that any interest of Green Sapphire in Proton Green Stock, was actually made to Global Capital in connection with the Proton Green Stock Transfers, any such Proton Green Stock Transfers, are voidable by Alpha Carta under DUFTA §1304(a)(1).

**COUNT VIII - Constructive Fraudulent Transfer
(Proton Green Stock Transfers)**

156. Intervenor realleges and incorporates by reference the allegations of all preceding paragraphs.

157. The transfers of interests of Green Sapphire in property made in connection with the Proton Green Stock Transfers, if any, made by Green Sapphire effective February 7, 2024, were made while Green Sapphire was insolvent.

158. Before the effective date of the Loan Settlement Agreement by Cicoski, Global Capital had no legally enforceable right to the payment of money from Green Sapphire.

159. In exchange for the Proton Green Stock Transfers, Global Capital acknowledged and agreed that the Loan is satisfied in full.

160. Green Sapphire received nothing of value in exchange for the Proton Green Stock Transfers, if any, made effective February 7, 2024.

161. To the extent that any interest of Green Sapphire in property, was actually made to Global Capital in connection with the Proton Green Stock Transfers, any such Proton Green Stock Transfers, are voidable by Alpha Carta under DUFTA §1304(a)(2).

COUNT IX-Breach of Contract against Green Sapphire / Nonpayment of the Loan

162. Intervenor realleges and incorporates by reference the allegations of all preceding paragraphs.

163. On or about April 24, 2019, Green Sapphire executed and delivered to Alpha Carta a Promissory Note in the principal amount of 11,675,200 Euros in exchange for a loan to enable Green Sapphire to purchase a certain real property located at St. Barths (Villa Mona property). *See* Promissory Note, Ex. G.

164. Between April 2019 and January 1, 2020, Alpha Carta made additional loans and provided additional financial accommodations to Green Sapphire. On

January 1, 2020, Alpa Carta and Green Sapphire entered into an agreement to modify their existing loan agreement and the terms of the related promissory note. (See Amendment to Loan and Security Agreement, Ex. I).

165. Between January 1, 2020 and the date of this complaint, Alpha Carta made additional loans to Green Sapphire and provided Green Sapphire with additional financial accommodations. Additionally, interest accrued on the unpaid balance of the debt owed Alpha Carta by Green Sapphire during the same period.

166. Between January 1, 2020 and the date of this complaint, Green Sapphire never made any payments on account of the debt it owed to Alpha Carta under the Loan Agreement.

167. As of the date of this complaint, the amount of \$85,000,000 is due and owing to Alpha Carta by Green Sapphire under the Loan Agreement.

168. Under the terms of the Loan Agreement, insolvency is an event of default that entitles Alpha Carta to declare all amounts owed under the Loan Agreement to be due and payable.

169. Alpha Carta has declared all amounts owed under the Loan Agreement to be immediately due and payable and has demanded payment from Green Sapphire, which demand is hereby renewed.

170. Despite due demand having been made upon Green Sapphire for repayment, Green Sapphire has failed without justification to pay the debt it owes to

Alpha Carta. Accordingly, Green Sapphire is in direct and material breach of the Loan Agreement.

171. As of the date hereof, Green Sapphire is indebted to Alpha Carta in an amount of \$85,000,000 under the Loan Agreement, representing the principal balance, accrued interest, and all additional advances made under the governing agreement.

172. Green Sapphire's breach is no accident—it is the product of a deliberate and orchestrated scheme driven by Cicoski's malfeasance, executed with the assistance of Brownell and Smith. Together, they systematically gutted Green Sapphire's assets, intentionally crippling its ability to meet its financial obligations to Alpha Carta. This was not mere misfortune—it was a calculated maneuver designed to evade repayment and inflict significant financial harm on Alpha Carta.

173. Alpha Carta is entitled under the Loan Agreement to entry of a money judgment in the amount of \$85,000,000 against Green Sapphire.

IV. CONCLUSION

174. Given the egregious manipulation of corporate authority, deliberate insider misconduct, and brazen disregard of creditor rights documented herein, equitable intervention by this Court is essential not merely to protect Alpha Carta but also to uphold judicial integrity and prevent further misuse of Delaware corporate structures as vehicles of fraud. Equitable relief under DUFTA is specifically tailored

to remedy such deliberate, insider-driven financial wrongdoing and restore the integrity of corporate governance.

PRAYER FOR RELIEF

WHEREFORE, Alpha Carta respectfully requests the following relief from this Honorable Court:

a. On Count I, on the condition that the Court determines that the alleged grant of a UCC Article 9 Security Interest on Green Sapphire's interest in the shares of Access Management S.A.S. Inc. under the UCC Article 9 Security Agreement was legally effective, enter a judgement voiding the any such transfer as an intentionally fraudulent transfer of an interest in Green Sapphire in property under DUFTA §§1304(a)(1), order the transfer of UCC Article 9 Security Interest in Green Sapphire's entire interest to Alpha Carta in the shares of Access Management S.A.S. Inc. to Alpha Carta in partial satisfaction of the debt in the amount of \$85,000,000 evidenced by the money judgment entered by this Court, in an amount to be determined by the Court and awarding Alpha Carta its reasonable Attorney's Fees and costs against Global Capital.

b. On Count II, on the condition that the Court determines that the alleged grant of a UCC Article 9 Security Interest on Green Sapphire's interest in the shares of Access Management S.A.S. Inc. under the UCC Article 9 Security

Agreement was legally effective, enter a judgement voiding any such transfer as constructively fraudulent transfer of an interest in Green Sapphire property under DUFTA §§1304(a)(2).

c. On Count III, on the condition that the Court determines that the alleged transfer of Green Sapphire's interest in the "Collateral" to Global Capital on December 15, 2023, was legally effective, enter a judgement voiding any such transfer as an intentionally fraudulent transfer of an interest in Green Sapphire property under DUFTA §§1304(a)(1), order ownership of the "Collateral" to be transferred to Alpha Carta in partial satisfaction of the judgment in the amount of \$85,000,000, in an amount to be determined by the Court in a subsequent order, and awarding Alpha Carta its reasonable Attorney's Fees and costs against Global Capital.

d. On Count IV, on the condition that the Court determines that the alleged transfer of Green Sapphire's interest in the "Collateral" to Global Capital on December 15, 2023, was legally effective, enter a judgement voiding any such transfer as a constructively fraudulent transfer of an interest in Green Sapphire property under DUFTA §§1304(a)(2), order ownership of the "Collateral" to be transferred to Alpha Carta in partial satisfaction of the judgment in the amount of \$85,000,000, in an amount to be determined by the Court in a

subsequent order, and awarding Alpha Carta its reasonable Attorney's Fees and costs against Global Capital.

e. On Count V, on the condition that the Court determines that the alleged transfer of Green Sapphire's interest in the "Release Transfers" to Global Capital on February 7, 2024 were legally effective, enter a judgement voiding any such transfer as an intentionally fraudulent transfer of an interest in Green Sapphire property under DUFTA §§1304(a)(1), order ownership of the "Release Transfers" to be transferred to Alpha Carta in partial satisfaction of the judgment in the amount of \$85,000,000, in an amount to be determined by the Court in a subsequent order, and awarding Alpha Carta its reasonable Attorney's Fees and costs against Global Capital.

f. On Count VI, on the condition that the Court determines that the alleged transfer of Green Sapphire's interest in the "Release Transfers" to Global Capital on February 7, 2024 were legally effective, enter a judgement voiding any such transfer as a constructively fraudulent transfer of an interest in Green Sapphire property under DUFTA §§1304(a)(2), order ownership of the "Release Transfers" to be transferred to Alpha Carta in partial satisfaction of the judgment in the amount of \$85,000,000, in an amount to be determined by the Court in a subsequent order, and awarding Alpha Carta its reasonable Attorney's Fees and costs against Global Capital.

g. On Count VII, on the condition that the Court determines that the alleged transfer of Green Sapphire's interest in the "Proton Green Stock" to Global Capital on February 7, 2024 was legally effective, enter a judgement voiding any such transfer as an intentionally fraudulent transfer of an interest in Green Sapphire property under DUFTA §§1304(a)(1), order ownership of the Proton Green Stock" to be transferred to Alpha Carta in partial satisfaction of the judgment in the amount of \$85,000,000, in an amount to be determined by the Court in a subsequent order, and awarding Alpha Carta its reasonable Attorney's Fees and costs against Global Capital.

h. On Count VIII, on the condition that the Court determines that the alleged transfer of Green Sapphire's interest in the "Proton Green Stock" to Global Capital on February 7, 2024 was legally effective, enter a judgement voiding any such transfer as a constructively fraudulent transfer of an interest in Green Sapphire property under DUFTA §§1304(a)(2), order ownership of the Proton Green Stock" to be transferred to Alpha Carta in partial satisfaction of the judgment in the amount of \$85,000,000, in an amount to be determined by the Court in a subsequent order, and awarding Alpha Carta its reasonable Attorney's Fees and costs against Global Capital.

i. On Count IX, enter a judgment for the payment of money in the amount of \$85,000,000 against Green Sapphire in favor of Alpha Carta.

j. Grant Alpha Carta its reasonable attorneys' fees and costs otherwise incurred in prosecuting this action, and such other equitable or legal relief as deemed appropriate and just by this Honorable Court.

Dated: March 28, 2025

FOX ROTHSCHILD LLP

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*Attorneys for Plaintiff Intervenor,
Alpha Carta Ltd.*

EXHIBIT 13



DENIED

IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE

GLOBAL CAPITAL PARTNERS LLC
and ACCESS MANAGEMENT, S.A.S.,
INC.,

Plaintiffs,

v.

GREEN SAPPHIRE HOLDINGS INC.,

Defendant.

C.A. No. 2024-0877-JTL

ALPHA CARTA, LTD,

*Third-Party Plaintiff-
Intervenor,*

v.

GREEN SAPPHIRE HOLDINGS INC. and
GLOBAL CAPITAL PARTNERS LLC,

Defendant.

[PROPOSED] ORDER VACATING EXPEDITION ORDER

NOW, THEREFORE, the Court having considered the Defendant Green Sapphire’s Motion To Vacate Order Granting Expedition (the “Motion to Vacate”), and the responses thereto, and for good cause shown,

IT IS HEREBY ORDERED, this ____ day of _____, 2025, as follows:

1. The Motion to Vacate is **GRANTED**;
2. The Court’s Order granting expedition of the above-captioned proceeding is hereby **VACATED**;

3. The Stipulation and Order Governing Case Schedule (Dkt. 32) is
VACATED; and

4. The parties shall meet and confer regarding the scheduling of a trial
date on a non-expedited basis.

SO ORDERED:

Dated: _____

The Honorable J. Travis Laster
Vice Chancellor

This document constitutes a ruling of the court and should be treated as such.

Court: DE Court of Chancery Civil Action

Judge: J Travis Laster

**File & Serve
Transaction ID:** 75993612

Current Date: Apr 23, 2025

Case Number: 2024-0877-JTL

Case Name: CONF Global Capital Partners LLC, et al. vs. Green Sapphire Holdings Inc.

Court Authorizer: J Travis Laster

**Court Authorizer
Comments:**

The court has reviewed its earlier ruling on expedition, the briefing in connection with that motion, and all of the papers filed with the pending motion to vacate. The defendants and intervenor have not shown good cause to vacate the schedule or for the court to reconsider its ruling under McWane. The building permit did not play the major role in the court's decision that the defendants claim. The court is also not prepared to rule at this stage on the validity of the building permit. The motion is therefore DENIED.

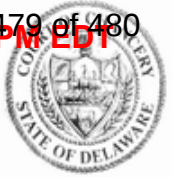
/s/ Judge J Travis Laster

EXHIBIT 14



GRANTED WITH MODIFICATIONS

Filed: May 10 2025 01:59 PM EDT
Transaction ID: 78250173
Case No. 2024-0877-JTL



IN THE COURT OF CHANCERY OF THE STATE OF DELAWARE

GLOBAL CAPITAL PARTNERS LLC
and ACCESS MANAGEMENT, S.A.S.,
INC.,

Plaintiffs,

v.

GREEN SAPPHIRE HOLDINGS INC.,

Defendant.

C.A. No. 2024-0877-JTL

ALPHA CARTA, LTD.,

*Third-Party Plaintiff-
Intervenor,*

v.

GREEN SAPPHIRE HOLDINGS INC. and
GLOBAL CAPITAL PARTNERS LLC,

Defendant.

**[PROPOSED] ORDER GRANTING
MOTION TO WITHDRAW AS COUNSEL**

Theodore A. Kittila (DE Bar No. 3963), James G. McMillan, III (DE Bar No. 3979), and Halloran Farkas + Kittila LLP having moved the Court for entry of an order authorizing them to withdraw as counsel for Defendant and Third-Party Defendant Green Sapphire Holdings Inc. in this action (the “Motion”) and the Court having considered the submissions of the parties,

IT IS ORDERED that the Motion is GRANTED.

Vice Chancellor J. Travis Laster

This document constitutes a ruling of the court and should be treated as such.

Court: DE Court of Chancery Civil Action

Judge: J Travis Laster

**File & Serve
Transaction ID:** 76193804

Current Date: May 10, 2025

Case Number: 2024-0877-JTL

Case Name: CONF Global Capital Partners LLC, et al. vs. Green Sapphire Holdings Inc.

Court Authorizer: J Travis Laster

**Court Authorizer
Comments:**

Substitute counsel must enter an appearance for Green Sapphire on or before May 16, 2025; otherwise, the court will find Green Sapphire in default. The plaintiff may submit a form of order. Assuming successor counsel appears, the lawyers will arrange a prompt status conference to address outstanding discovery issues. Not later than 48 hours before the conference, the parties will make a joint submission that identifies a discovery issue, uses up to 500 words to set forth the position of the party opposing the discovery, uses up to 500 words to set forth the position of the party seeking the discovery, and then moves on to the next issue unless all have been addressed.

/s/ Judge J Travis Laster