

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NO. 26CV001244-440

FUSE 10, LLC,)
Plaintiff,)
v.)
CEDARS LODGE & SPA, L.L.C. and)
719NOMAIN LLC,)
Defendants.)

**DEFENDANTS' SCHEDULES OF
RECEIVERSHIP PROPERTY,
CREDITORS, TAXING AUTHORITIES
AND REGULATORY AUTHORITIES**

Defendants Cedars Lodge & Spa, L.L.C. and 719NOMAIN LLC (collectively, “Defendants”), by and through their undersigned representative, pursuant to N.C. Gen. Stat. § 1-507.32 and Paragraph 43 of the Order Appointing Limited Receiver entered June 24, 2026, hereby file the following Schedules of Receivership Property, Creditors, Taxing Authorities and Regulatory Authorities under oath within sixty (60) days of entry of said Order.

The information set forth in these Schedules is based upon the documentation available to Defendants as of the date of filing and is subject to amendment and supplementation as additional information becomes available, including through the investigation and findings of the Receiver, Liberty Solution, LLC.

SCHEDULE A – RECEIVERSHIP PROPERTY

Real Property

Item No.	Description	Location/Address	Tax Parcel ID	Legal Description/ Reference	Estimated Value	Liens/ Encumbrances
1	Improved commercial parcel	715 N. Church Street, Hendersonville, NC 28791	116898 (also 9568794355)	Chariot Boundary Survey PL2022-14243	\$418,200	First DOT - Fuse 10, LLC (\$32M); Second DOT - EB-5 Funding (\$21M); Easements per title work
2	Improved commercial parcel	739 N. Main Street, Hendersonville, NC 28792	106969	RE/MAX Realty	\$753,000	First DOT - Fuse 10, LLC (\$32M); Second DOT - EB-5 Funding (\$21M); Easements per title work
3	Improved parcel	724 Buncombe Street, Hendersonville, NC 28791	101191	Boundary Survey PL2022-14342	\$161,400	First DOT - Fuse 10, LLC (\$32M); Second DOT - EB-5 Funding (\$21M); Easements per title work
4	Vacant lot	Church Street, Hendersonville, NC 28792 (no address assigned)	9940383	Vacant Lot Church St.	\$204,200	First DOT - Fuse 10, LLC (\$32M); Second DOT - EB-5 Funding (\$21M); Easements per title work
5	Tract 2 per title policy	Hendersonville, NC	9568795465	See Title Work (Policy No. 5011300-1333513)	See Title Work	First DOT - Fuse 10, LLC (\$32M); Second DOT - EB-5 Funding (\$21M)
6	Tract 3 per title policy	Hendersonville, NC (includes 211 7th Avenue West)	9568793224 / 9568792254 / 9568790293	See Title Work (Policy No. 5011300-1333513)	See Title Work	First DOT - Fuse 10, LLC (\$32M); Second DOT - EB-5 Funding (\$21M)

Item No.	Description	Location/Address	Tax Parcel ID	Legal Description/Reference	Estimated Value	Liens/Encumbrances
			/ 9568790388			
7	Tract 4 per title policy	Hendersonville, NC (includes 227 7th Avenue West)	9568792457 / 9568792358	See Title Work (Policy No. 5011300-1333513)	See Title Work	First DOT - Fuse 10, LLC (\$32M); Second DOT - EB-5 Funding (\$21M)

HVS Appraisal (Draft, Dec. 9, 2025) estimates “when complete” value at approximately \$26,840,000 and “when stabilized” value at approximately \$43,910,000 for the proposed Fairmont Heritage Place project.

Personal Property

Item No.	Description	Location	Estimated Value	Liens/Encumbrances
1	All furniture, furnishings, machinery, goods, tools, supplies, appliances, fixtures, and equipment located on the Premises	739 N. Main St. and related parcels, Hendersonville, NC	Not separately appraised	Secured by First DOT (Fuse 10) and Second DOT (EB-5 Funding)
2	Construction materials and work in progress (partially constructed high-end residential/hotel condominium building)	739 N. Main St. and related parcels, Hendersonville, NC	Not separately appraised; included in HVS Appraisal “when complete” value	Secured by First DOT (Fuse 10) and Second DOT (EB-5 Funding); potential mechanic’s lien rights (W.N. Kirkland, Inc.)
3	Contract rights under Master Services Agreement with Accor Hotels & Resorts (Maryland) LLC (Fairmont Heritage Place brand) dated March 31, 2022	N/A	Not separately valued	Subject to terms of agreements
4	Contract rights under Revenue Cycle Services Agreement with Accor Hotels & Resorts (Maryland) LLC dated March 31, 2022	N/A	Not separately valued	Subject to terms of agreements
5	Contract rights under Brand License and Marketing Agreement with Accor Hotels & Resorts (Maryland) LLC dated March 31, 2022	N/A	Not separately valued	Subject to terms of agreements

Item No.	Description	Location	Estimated Value	Liens/Encumbrances
6	Contract rights under various Purchase and Sale Agreements for individual condominium units	N/A	See Units Under Contract spreadsheet	Subject to terms of individual contracts
7	Architectural plans, drawings, specifications, and construction documents (The RBA Group, Inc.)	On file with Defendants and contractors	Not separately valued	None known
8	All accounts receivable, if any	N/A	Not ascertainable	Secured by First DOT (Fuse 10)
9	Membership interests in Cedars Lodge & Spa, L.L.C.	N/A	Not separately valued	Pledged to Tap 42 EB-5 Funding II, LLC under Pledge and Security Agreement
10	Insurance policies and certificates (including liability insurance)	N/A	N/A	None
11	Books, records, tax returns, bank account statements, and financial records	Various locations	N/A	None

Financial Accounts

Item No.	Institution/Account Description	Account Number (if known)	Estimated Balance	Liens/Encumbrances
1	Bank accounts maintained by or on behalf of Cedars Lodge & Spa, L.L.C.	Not identified in available documentation	Not ascertainable	Secured by First DOT (Fuse 10); subject to Receiver's control
2	Restricted Account maintained pursuant to Fuse 10 Loan Documents	Not identified in available documentation	Not ascertainable	Subject to Fuse 10 Loan Documents
3	Interest, Tax and Insurance Reserve account held by Fuse 10, LLC (funded with \$2,180,000 equity injection at July 2025 modification)	Held by Fuse 10, LLC	\$2,180,000 (initial funding; current balance not ascertainable)	Controlled by Fuse 10, LLC
4	Monitoring Fee Reserve account held by Fuse Funding, LLC	Held by Fuse Funding, LLC	Not ascertainable	Controlled by Fuse Funding, LLC
5	Escrow accounts, if any, held in connection with condominium unit purchase contracts	Not identified in available documentation	Not ascertainable	Subject to terms of purchase contracts

Other Assets

Item No.	Description	Estimated Value	Notes
1	Goodwill, going concern value, intellectual property associated with the Fairmont Heritage Place brand affiliation	Not separately valued	Subject to existing management and license agreements with Accor Hotels & Resorts
2	Permits, licenses, and governmental approvals (including CZD approval for parcels 9568-79-3224, 9568-79-2254, 9568-79-0293, 9568-79-0388)	Not separately valued	Henderson County / City of Hendersonville Conditional Zoning District approval
3	Title insurance policies (First American Title Insurance Company, Policy No. 5011300-1333513)	N/A	Coverage amounts per policy terms
4	Development rights and entitlements	Not separately valued	Appurtenant to real property

NOTE: The information set forth in this Schedule A is based on the documentation available to Defendants as of the date of filing. Additional receivership property may exist that is not reflected herein. Defendants reserve the right to amend this Schedule upon receipt of additional information. The estimated values set forth herein are based on available documentation and do not constitute formal appraisals. The HVS Appraisal (Draft) dated December 9, 2025 provides estimated “when complete” and “when stabilized” valuations for the proposed hotel project, but the project remains under construction and no current independent appraisal of the property in its present condition has been completed.

SCHEDULE B – CREDITORS

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
1	Fuse 10, LLC	900 NW 6th Street, Suite 201, Fort Lauderdale, FL 33311	Construction Loan – \$32,000,000 revolving promissory note (Oct. 13, 2022, as amended May 1, 2025). Interest: WSJ Prime + 6.50% (floor 10%); Default rate: 25% p.a. First priority Deed of Trust on all real and personal property. Forbearance Agreement dated Feb. 20, 2026.	Secured (first priority)	\$31,521,967.12 (principal as of Feb. 20, 2026) plus accrued interest, Exit Fee (\$320,000), fees, and costs	Not disputed as to existence; amount subject to determination
2	Cedars Lodge and Spa EB-5 Funding LLC	c/o representative – see Loan Documents (Florida entity)	Subordinated construction loan up to \$21,000,000 (Jan. 23, 2023). Interest: 14.0% p.a. Second priority Deed of Trust. Subject to Intercreditor Agreement. Disbursed to date: \$8,899,000.00 (per Vertex Analysis, Mar. 6, 2026).	Secured (second priority)	\$8,899,000.00 (principal disbursed) plus accrued interest at 14% p.a.	Not disputed as to existence; amount subject to determination; subordinated
3	Tap 42 EB-5 Funding II, LLC	10800 Biscayne Boulevard, Suite 925, Miami, FL 33161	Two promissory notes: (a) \$2,500,000 (Sept. 30, 2022, 14%; default	Secured (pledge of membership interests)	\$2,758,808.22 (as of June 22, 2026: \$2,500,000 principal + \$258,808.22	Not disputed as to existence; amount subject to determination

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
			rate 24%); (b) \$2,000,000 (April 18, 2023, 14%; default rate 24%). Partial principal repayments made (\$2,000,000). Pledge of membership interests in Cedars Lodge & Spa, L.L.C.		accrued interest at contract rate) plus additional interest, fees, and costs	
4	Accor Hotels & Resorts (Maryland) LLC	Unit 306, 137 National Plaza, Suite 300, National Harbor, MD 20745	Potential claims under MSA, RCSA, and Brand License Agreement (all March 31, 2022). Includes potential liquidated damages (\$300,000), S&M Advisory Fee (\$150,000), Services Fee (\$240,000), Residential Brand License Fee.	Unsecured (contractual)	Contingent/ unliquidated	Contingent; unliquidated
5	W.N. Kirkland, Inc. (General Contractor)	Address not specified in available documentation	Construction contract. Original: \$5,333,480; Adjusted: \$5,537,225; Paid: \$1,800,913.85; Currently owing: \$9,895.50; Balance to complete: \$3,726,415.65.	Potentially secured (mechanic's lien rights)	\$9,895.50 currently owing; up to \$3,726,415.65 (contingent)	Disputed; contingent

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
6	Saul Ewing Arnstein and Lehr LLP	See Statement of Legal Services on file	Legal services rendered in connection with loan closings (Sept. 30, 2022 and April 18, 2023 closings)	Unsecured	Not ascertainable	Unliquidated
7	Fuse Funding, LLC	c/o Fuse 10, LLC, 900 NW 6th Street, Suite 201, Fort Lauderdale, FL 33311	Monthly monitoring fees (\$5,000/month); extension fees; processing fees (deemed advances under the Note per Order ¶41)	Secured (amounts deemed advances under Note)	Not separately ascertainable; included in Fuse 10 claim	Disputed
8	Partner Assessment Corp. / Partner Engineering and Science, Inc.	Address not specified in available documentation	Construction progress monitoring services	Unsecured	Not ascertainable	Unliquidated
10	BWF LLC	Information on file with Seller	Unit Purchase Agreement – Units P200, P202, P300, P302, P400, P402. Contract deposits for pre-construction condominium unit purchases.	Unsecured	\$697,500.00	Not disputed as to existence
11	Iraiz Gomez	Information on file with Seller	Unit Purchase Agreement – Unit P204. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$162,000.00	Not disputed as to existence
12	Angela DelVecchio-Hall	Information on file with Seller	Unit Purchase Agreement – Units P206, P336. Contract deposits for	Unsecured	\$311,200.00	Not disputed as to existence

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
			pre-construction condominium unit purchases.			
13	Cheryl Cenderelli	Information on file with Seller	Unit Purchase Agreement – Unit P208. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$201,600.00	Not disputed as to existence
14	Rosemary Russo	Information on file with Seller	Unit Purchase Agreement – Unit P210. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$250,000.00	Not disputed as to existence
15	Saul Joseph Rosen (Boognish Brothers LLC)	Information on file with Seller	Unit Purchase Agreement – Unit P216/218. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$245,100.00	Not disputed as to existence
16	CRS23 LLC	Information on file with Seller	Unit Purchase Agreement – Units P220, P236, P320, P404, P436, P520, P536. Contract deposits for pre-construction condominium unit purchases.	Unsecured	\$825,000.00	Not disputed as to existence
17	Glenn Harshberger	Information on file with Seller	Unit Purchase Agreement – Unit P222/224. Contract deposit for pre-construction	Unsecured	\$375,258.00	Not disputed as to existence

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
			condominium unit purchase.			
18	Jack Bragin (Big Papi Holdings, LLC)	Information on file with Seller	Unit Purchase Agreement – Unit P226/228. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$400,000.00	Not disputed as to existence
19	Bruce Cooperman	Information on file with Seller	Unit Purchase Agreement – Unit P234. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$73,700.00	Not disputed as to existence
20	Rich Hughes (Rich Hughes Trust)	Information on file with Seller	Unit Purchase Agreement – Unit P304. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$177,200.00	Not disputed as to existence
21	Rick Bowles	Information on file with Seller	Unit Purchase Agreement – Unit P306. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$170,800.00	Not disputed as to existence
22	Carl Raab	Information on file with Seller	Unit Purchase Agreement – Unit P310. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$190,700.00	Not disputed as to existence
23	Siddhesh Karmali	Information on file with Seller	Unit Purchase Agreement – Unit P316/318. Contract	Unsecured	\$356,800.00	Not disputed as to existence

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
			deposit for pre-construction condominium unit purchase.			
24	Joe Young	Information on file with Seller	Unit Purchase Agreement – Unit P326/328. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$560,000.00	Not disputed as to existence
25	Frank Jennings	Information on file with Seller	Unit Purchase Agreement – Unit P330. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$312,800.00	Not disputed as to existence
26	Mike Ostendorf	Information on file with Seller	Unit Purchase Agreement – Units P332, P334. Contract deposits for pre-construction condominium unit purchases.	Unsecured	\$474,400.00	Not disputed as to existence
27	John Turchin	Information on file with Seller	Unit Purchase Agreement – Unit P406. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$149,600.00	Not disputed as to existence
28	Debbi Wilson (Deborah Wilson Survivors Trust)	Information on file with Seller	Unit Purchase Agreement – Unit P408/410. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$599,799.99	Not disputed as to existence

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
29	Heidi and Clay Gould	Information on file with Seller	Unit Purchase Agreement – Unit P412/414. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$350,000.00	Not disputed as to existence
30	Rodrigo A. Londono (Base Drum Investments LLC)	Information on file with Seller	Unit Purchase Agreement – Unit P416/418. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$294,800.00	Not disputed as to existence
31	Ronnie Issenberg	Information on file with Seller	Unit Purchase Agreement – Unit P420. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$89,400.00	Not disputed as to existence
32	Gordon Segal	Information on file with Seller	Unit Purchase Agreement – Unit P422/424. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$447,300.00	Not disputed as to existence
33	Karen Wolf	Information on file with Seller	Unit Purchase Agreement – Unit P426/428. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$430,000.00	Not disputed as to existence
34	Larry Bag	Information on file with Seller	Unit Purchase Agreement – Unit P430. Contract deposit for pre-construction	Unsecured	\$202,400.00	Not disputed as to existence

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
			condominium unit purchase.			
35	Mark Zilbert	Information on file with Seller	Unit Purchase Agreement – Units P432, P434. Contract deposits for pre-construction condominium unit purchases.	Unsecured	\$334,000.00	Not disputed as to existence
36	Richard Salzman (RBS Properties II, LLC)	Information on file with Seller	Unit Purchase Agreement – Unit P438. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$249,600.00	Not disputed as to existence
37	Bill Beck (William F. Beck Revocable Trust)	Information on file with Seller	Unit Purchase Agreement – Units P500, P502. Contract deposits for pre-construction condominium unit purchases.	Unsecured	\$520,000.00	Not disputed as to existence
38	Kevin Blessinger	Information on file with Seller	Unit Purchase Agreement – Unit P504. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$193,200.00	Not disputed as to existence
39	Debi Halterman (Keith J. and Debra A. Halterman)	Information on file with Seller	Unit Purchase Agreement – Units P506, P508. Contract deposits for pre-construction condominium unit purchases.	Unsecured	\$600,000.00	Not disputed as to existence

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
40	Patrice Winovich (George and Patrice Winovich)	Information on file with Seller	Unit Purchase Agreement – Unit P510. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$302,000.00	Not disputed as to existence
41	Janet Thompson (Janet Taylor Thompson)	Information on file with Seller	Unit Purchase Agreement – Unit P512/514. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$799,600.00	Not disputed as to existence
42	Peter Mijumbi (Peter and Olivia Mijumbi)	Information on file with Seller	Unit Purchase Agreement – Unit P516/518. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$412,000.00	Not disputed as to existence
43	Chuck and Priscilla Rouse	Information on file with Seller	Unit Purchase Agreement – Unit P522/524. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$397,600.00	Not disputed as to existence
44	Enoch Poon	Information on file with Seller	Unit Purchase Agreement – Unit P526/528. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$504,960.00	Not disputed as to existence
45	Daniel O'Bryon	Information on file with Seller	Unit Purchase Agreement – Unit P530. Contract deposit for pre-construction	Unsecured	\$295,400.00	Not disputed as to existence

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
			condominium unit purchase.			
46	Robin Smith	Information on file with Seller	Unit Purchase Agreement – Units P532, P534. Contract deposits for pre-construction condominium unit purchases.	Unsecured	\$400,000.00	Not disputed as to existence
47	Ken March (Ken and Tracy March)	Information on file with Seller	Unit Purchase Agreement – Unit P538. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$312,000.00	Not disputed as to existence
48	Renee Brooks (Brooks Trust)	Information on file with Seller	Unit Purchase Agreement – Unit P600. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$367,000.00	Not disputed as to existence
49	Mark Goodman (Mark Goodman and Dustin Goodman)	Information on file with Seller	Unit Purchase Agreement – Unit P602. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$754,650.00	Not disputed as to existence
50	Gina Krein (Brian Krein and Gina Krein)	Information on file with Seller	Unit Purchase Agreement – Unit P604. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$818,700.00	Not disputed as to existence
51	Wendell Wierenga	Information on file with Seller	Unit Purchase Agreement – Unit P606.	Unsecured	\$569,600.00	Not disputed as to existence

Item No.	Creditor Name	Address	Nature of Claim	Secured/ Unsecured	Estimated Claim Amount	Disputed/ Contingent/ Unliquidated
	(Wierenga Family Trust)		Contract deposit for pre-construction condominium unit purchase.			
52	Jeannie Mullen (Jean Ann Mullen)	Information on file with Seller	Unit Purchase Agreement – Unit P610. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$1,035,600.00	Not disputed as to existence
53	Kim and Duane Champlin	Information on file with Seller	Unit Purchase Agreement – Unit P612. Contract deposit for pre-construction condominium unit purchase.	Unsecured	\$782,650.00	Not disputed as to existence
54	Additional Potential Creditors (see Note below)	Various	McGuire Wood & Bisette; Arledge Law Firm, PLLC; Day Pitney LLP; Feldman & Van der Vlugt, P.A.; Attorneys Title; First American Title Insurance Co.; V Corp; CSC; Meland Budwick PA; The RBA Group, Inc.; CBRE Inc.; various utility providers, insurance carriers, and other vendors.	Various	Not ascertainable	Various; unliquidated

NOTE: The information set forth in this Schedule B is based on the documentation available to Defendants as of the date of filing. Additional creditors may exist whose claims are not reflected herein, including but not limited to trade creditors, vendors,

contractors, subcontractors, and service providers. Unit purchasers listed herein have entered into Purchase and Sale Agreements for pre-construction condominium units at the Cedars / Fairmont Heritage Place project and have made deposits as reflected. The total deposits for unit purchasers is approximately \$17,992,917.99. Defendants reserve the right to amend this Schedule upon receipt of additional information. The estimated claim amounts set forth herein include principal amounts only and do not include accrued interest, default interest, fees, costs, attorneys' fees, or other charges that may have accrued. Actual amounts owed may be materially higher.

SEE SCHEDULE B CONTINUATION BELOW:

SCHEDULE B CONTINUED

54	Timothy and Brooke Haymaker	Info on file with Seller	Unit Purchase Agreement D305	\$152,700.00	Unsecured	Not Disputed as to existence
55	Jennifer Dane	Info on file with Seller	Unit Purchase Agreement D337	\$56,900.00	Unsecured	Not Disputed as to existence
56	Krishiroshi, LLC	Info on file with Seller	Unit Purchase Agreement D437	\$192,500.00	Unsecured	Not Disputed as to existence
57	Hunter Street Station, LLC	Info on file with Seller	Unit Purchase Agreement D505	\$235,600.00	Unsecured	Not Disputed as to existence

Cedars Lodge & Spa - Unpaid Invoices

Vendors	Invoice #	Invoice Date	Amount	Note
58 Holmes Geospatial	157457	12/31/2025	7,046.25	The ALTA survey service from Holmes was
59 Wilkie Surveying PLLC	1311	2/26/2026	1,700.00	Wilkie Surveying worked to provide ALTA
60 Civil Design	2077771	3/2/2026	1,583.75	Observation: Civil Design Concepts is monitoring the site for NPDES erosion control
	2078298	5/5/2026	1,624.50	Observation, NPDES Monitoring
	2078470	6/1/2026	1,564.75	Observation, NPDES Monitoring
	2078782	7/6/2026	1,863.75	Observation, NPDES Monitoring
61 Carolina Specialties	103144	4/17/2026	22,233.75	Owners Rep Site Services
	103167	6/8/2026	3,620.93	Owners Rep Site Services
	103168	6/8/2026	6,970.35	Historic Building Services
62 MiamiCPA, LLC	6412	3/6/2026	4,500.00	2025 Tax Year Filings Preparation
63 Tom Shipman	25-May	5/25/2026	1,750.00	Landscaping: Tom takes care of the landscaping; cutting grass, planting flowers, \$125/week @ 14 week
64 Fran Shipman	25-May	5/25/2026	500.00	Sales Gallery: Fran covered front desk while Elizabeth was on vacation Feb 2-6
65 Eddie McAlister	248582	8/7/2026	500.00	Cut Grass Around Site
66 Arledge Law Firm		3/2025 - 7/2025	1,200.00	Arledge Law Firm was providing due diligence search services to Attorneys Title for the construction draw
67 Asheville Regional Airport	14653	2/2/2026	2,000.00	Large Backlit Advertisement in Asheville Airport
	14824	3/10/2026	2,000.00	
	14959	4/6/2026	2,000.00	No Invoice Received; Noted on Statement Included
	15103	5/4/2026	2,000.00	
68 Catapult13	FRTC 26.02.01	2/1/2026	4,000.00	Monthly Website SEO and Social Media Management
	FRTC 26.03.01	3/1/2026	4,000.00	
	FRTC 26.04.01	4/1/2026	4,000.00	
	FRTC 26.05.01	5/1/2026	4,000.00	
	FRTC 26.06.01	6/1/2026	1,000.00	
69 Local IQ, Blue Ridge Now USA Today & Web	7546233	1/31/2026	3,233.99	Digital Media Advertising
	7591651	2/28/2026	4,557.08	
	7638568	3/31/2026	4,754.02	
	7683767	4/30/2026	2,366.86	
	7730518	5/30/2026	187.44	
	7775028	6/30/2026	221.19	
	7819044	7/31/2026	221.19	
70 Bugout	90883598	1/21/2026	140.44	Quarterly Pest Control in Sales Gallery
	100585979	8/30/2026	168.53	
71 Flowers By Larry	January	2/2/2026	213.50	Sales Gallery Monthly Flower Arrangements
	February	3/9/2026	213.50	
72 Pye Barker Fire Extinguisher Annual Inspection	IV01010157	4/11/2026	110.00	Annual Fire Extinguisher Inspection
73 Vertex	0293406	4/16/2026	34,967.50	Remaining balance for Vertex Report; Vertex is holding a \$10K retainer balance
74 Accor	2022000083	10/24/2022	60,000.00	Fourth & Final payment to Accor for BMLA/RCSA
75 Accor	2025000033	3/17/2025	1,132.76	Travel Reimbursement
76 EB-5 Funding Interest		10/2025-4/2026	1,086,453.22	Interest
77 RBA Group, Inc.		9/2025-2/2026	254,991.37	Lien filed in the amount of \$234, 991.37
Total			1,535,590.62	

SCHEDULE C – TAXING AUTHORITIES

Item No.	Taxing Authority	Address	Type of Tax	Known Outstanding Amounts	Notes
1	Internal Revenue Service (IRS)	Internal Revenue Service, RAIVS Team, Stop 6705 S-2, Kansas City, MO 64999	Federal income tax (Form 1065); employment/payroll taxes; withholding taxes	Not ascertainable from available documentation	EIN for 719NOMAIN LLC: 87-3874749; EIN for Cedars Lodge & Spa: per W-9 on file
2	North Carolina Department of Revenue	P.O. Box 25000, Raleigh, NC 27640	State income tax; sales and use tax; withholding tax	Not ascertainable from available documentation	LLC entities subject to NC income tax filing requirements
3	Henderson County Tax Collector	Henderson County Tax Office, 200 N. Grove Street, Suite 136, Hendersonville, NC 28792	Ad valorem (real property) taxes – Tax rate: 0.431	2025 taxes PAID: Parcel 116898: \$1,802.44; Parcel 106969: \$3,245.43; Parcel 101191: \$695.63; Parcel 9940383: \$880.10. 2026 taxes not yet assessed.	2025 taxes paid in full per tax records
4	City of Hendersonville Tax Collector	City of Hendersonville, 160 6th Avenue East, Hendersonville, NC 28792	Municipal ad valorem (real property) taxes – Tax rate: 0.52	2025 taxes PAID: Parcel 116898: \$2,174.64; Parcel 106969: \$3,915.60; Parcel 101191: \$839.28; Parcel 9940383: \$1,061.84. 2026 taxes not yet assessed.	2025 taxes paid in full per tax records

NOTE: The information set forth in this Schedule C is based on the documentation available to Defendants as of the date of filing. 2025 property taxes have been paid in full per available tax records. Additional taxing authorities or outstanding obligations may exist that are not reflected herein. Defendants reserve the right to amend this Schedule upon receipt of additional information.

SCHEDULE D – REGULATORY AUTHORITIES

Item No.	Regulatory Authority	Address	Nature of Jurisdiction	Notes
1	North Carolina Secretary of State	2 South Salisbury Street, Raleigh, NC 27601	Business entity registration and compliance; LLC annual reports	Cedars Lodge & Spa, L.L.C. and 719NOMAIN LLC both registered NC LLCs
2	Henderson County Building Inspections / City of Hendersonville Building Inspections	Henderson County, 100 N. King Street, Hendersonville, NC 28792 / City of Hendersonville, 160 6th Avenue East, Hendersonville, NC 28792	Building permits, construction inspections, code compliance	Active construction project; building permits issued
3	City of Hendersonville Planning and Zoning Department	160 6th Avenue East, Hendersonville, NC 28792	Zoning compliance; Conditional Zoning District approval	CZD approval for parcels 9568-79-3224, 9568-79-2254, 9568-79-0293, 9568-79-0388
4	North Carolina Department of Environmental Quality (NCDEQ)	217 West Jones Street, Raleigh, NC 27603	Environmental compliance; hazardous materials oversight	Environmental Compliance and Indemnity Agreements on file
5	United States Citizenship and Immigration Services (USCIS)	20 Massachusetts Avenue NW, Washington, DC 20529	EB-5 Immigrant Investor Program compliance	Cedars Lodge and Spa EB-5 Funding LLC is the EB-5 entity; USCIS designated regional center authorization
6	U.S. Securities and Exchange Commission (SEC)	100 F Street NE, Washington, DC 20549	Securities regulation applicable to EB-5 offering	EB-5 offering conducted by Cedars Lodge and Spa EB-5 Funding LLC
7	North Carolina Real Estate Commission	1313 Navaho Drive, Raleigh, NC 27609	Potential jurisdiction over condominium sales and marketing activities	Condominium units being marketed and sold
8	North Carolina Department of Insurance	325 N. Salisbury Street, Raleigh, NC 27603	Insurance regulatory compliance	Liability insurance on file per COI
9	Henderson County Register of Deeds	200 N. Grove Street, Suite 128, Hendersonville, NC 28792	Recording of deeds, deeds of trust, lis pendens, and other real property instruments	Multiple instruments recorded (Book 3974 et seq.; Book 4207 et seq.)
10	Occupational Safety and Health	200 Constitution Avenue NW, Washington, DC 20210	Workplace safety during construction	Active construction site

Item No.	Regulatory Authority	Address	Nature of Jurisdiction	Notes
	Administration (OSHA)			
11	U.S. Environmental Protection Agency (EPA)	1200 Pennsylvania Avenue NW, Washington, DC 20460	Federal environmental compliance	Jurisdiction concurrent with NCDEQ
12	North Carolina Department of Labor	1101 Mail Service Center, Raleigh, NC 27699	State workplace safety and labor law compliance	Active construction site; state OSHA enforcement
13	Henderson County Fire Marshal / City of Hendersonville Fire Department	Henderson County / City of Hendersonville, Hendersonville, NC 28792	Fire safety and code compliance for construction	Fire code review and inspection during construction

NOTE: The information set forth in this Schedule D is based on the documentation available to Defendants as of the date of filing. Additional regulatory authorities with jurisdiction over Defendants or their business operations may exist. Defendants reserve the right to amend this Schedule upon receipt of additional information.

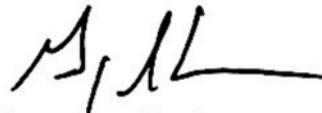
VERIFICATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The undersigned, being duly sworn, deposes and says under penalty of perjury pursuant to N.C. Gen. Stat. § 1-507.32(b) that the foregoing Schedules of Receivership Property, Creditors, Taxing Authorities and Regulatory Authorities are true and correct to the best of the undersigned's knowledge, information, and belief, formed after reasonable inquiry.

Dated: August 24, 2026



/s/ Gregory Covin

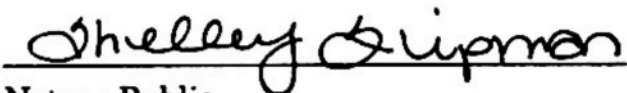
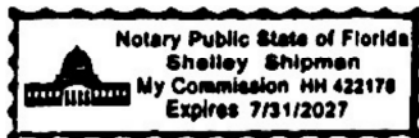
Gregory Covin, Manager
Cedars Lodge & Spa, L.L.C.
on behalf of Defendants

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Shelley Shipman, a Notary Public of the County and State aforesaid, do hereby certify that Gregory Covin personally appeared before me this day and, being duly sworn, stated under oath that the foregoing Schedules are true and correct to the best of his knowledge, information, and belief, formed after reasonable inquiry, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this 24th day of August, 2026.



Notary Public

My commission expires:

7/31/2027

[NOTARIAL SEAL]

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

IN THE GENERAL COURT OF JUSTICE
SUPERIOR COURT DIVISION
FILE NO. 26CV001244-440

FUSE 10, LLC,)
Plaintiff,)
)
v.)
)
CEDARS LODGE & SPA, L.L.C. and)
719NOMAIN LLC,)
Defendants.)

CERTIFICATE OF SERVICE

I hereby certify that on this day, I served a copy of the foregoing
DEFENDANTS' SCHEDULES OF RECEIVERSHIP PROPERTY, CREDITORS,
TAXING AUTHORITIES AND REGULATORY AUTHORITIES through the Court's
ECF system in accordance with Business Court Rule 3.9 as follows:

William L. Esser IV
Parker Poe Adams and Bernstein, LLP
Counsel for Plaintiff

Michael L. Martinez
Anna S. Gorman
Grier Wright Martinez, PA
*Counsel for The Liberty Solution, LLC,
Receiver*

Todd A. Jones
Haynsworth Sinkler Boyd, P.A.
*Counsel for Non-Party Baker Concrete
Construction, Inc.*

Eugene F. Rash
Smith Currie Oles LLP
Counsel for Non-Party Power Design, Inc.

Matthew P. Weiner
Poyner Spruill LLP
*Counsel for Non-Party Cedars Lodge and
Spa EB-5 Funding, LLC*

Edward L. Bleynat, Jr.
Ferikes Bleynat & Cannon, PLLC
*Counsel for Non-Party Jean Anne Mullen,
Non-Parties Timothy & Brooke Haymaker*

Stephen P. Agan
Hylar & Agan, PLLC
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Halterman*

Shawn A. Copeland
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Counsel for Non-Party Patrice Winovich

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Hamilton Stephens Steele + Martin, PLLC
*Counsel for Non-Party Tap 42 EB5
Funding II, LLC*

Paul A. Capua
Capua Law Firm, PA
*Counsel for Non-Parties John & Susan
Turchin, Non-Party Robin Smith*

This the 25th day of August 2026.

/s/ Paul A. Fanning
Paul A. Fanning
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For the firm of
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Counsel for Defendants

*This email address must be used in order to effectuate service under Rule 5 of the North Carolina Rules of Civil Procedure.

** Email address to be used for all communications other than service.

ND:4914-7745-1466, v. 1