

McGEEHAN



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JOHN T. FREY
CLERK, CIRCUIT COURT
FAIRFAX, VA

September 21, 2020

The Honorable Daniel E. Ortiz
Judge
Circuit Court for the County of Fairfax
4110 Chain Bridge Road
Fairfax, VA 22030

Re: Boyar et. al v. Blackacre 1031 Exchange Services LLC, et al.

Dear Judge Ortiz:

I have filed in the Clerk's office the original of the Receiver's Fourth Report on The Receivership. I published this Receiver's report and the report of CST Group CPAs PC on my firm's web site and anyone can download it from that site. I mailed copies of the Receiver's report, without the CST Group CPAs PC's report, to counsel and parties of record. I omitted the CST Group CPAs PC report from the mailings, because of its size, which is 560 pages, but I included in the mailing a notice that if some one wants a paper copy, notify my office and it will be mailed.

I request that a hearing be scheduled to approve my findings and recommendations or to reject my findings and recommendations. I estimate that three hours should be allowed. If you wish this can be done through calendar control with notice to all parties. Also, the parties should have 30 days in which to file objections to my findings and recommendations.

Please let me know your wishes.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'John P. McGeehan', written over a faint, larger version of the same signature.

John P. McGeehan

ATTORNEYS AND COUNSELLORS AT LAW

McGeehan Pascale, PLC • 11211 Waples Mill Road, Suite 210 • Fairfax, VA 22030

703-273-5303 • 703-273-5307 (facsimile)