

"CAOP I"

DEBTOR: Castle Arch Opportunity Partners I, LLC

**MONTHLY OPERATING REPORT
CHAPTER 11**

CASE NUMBER: 11-35240

**Form 2-A
COVER SHEET**

For Period Ending 11/30/12

Accounting Method: Accrual Basis Cash Basis

THIS REPORT IS DUE 14 DAYS AFTER THE END OF THE MONTH

Mark One Box for Each
Required Document:

Debtor must attach each of the following reports/documents unless the U. S. Trustee has waived the requirement in writing. File the original with the Clerk of Court. Submit a duplicate, with original signature, to the U. S. Trustee.

| Report/Document Attached | Previously Waived | REQUIRED REPORTS/DOCUMENTS |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Cash Receipts and Disbursements Statement (Form 2-B) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Balance Sheet (Form 2-C) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Profit and Loss Statement (Form 2-D) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Supporting Schedules (Form 2-E) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Quarterly Fee Summary (Form 2-F) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Narrative (Form 2-G) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Bank Statements for All Bank Accounts IMPORTANT: Redact account numbers and remove check images |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Bank Statement Reconciliations for all Bank Accounts |

I declare under penalty of perjury that the following Monthly Operating Report, and any attachments thereto are true, accurate and correct to the best of my knowledge and belief.

Executed on: 01/02/13

Print Name: D. Ray Strong

Signature: 

Title: Manager

DEBTOR: Castle Arch Opportunity Partners I, LLC CASE NO: 11-35240

Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT
 For Period: 11/1/12 to 11/30/12

CASH RECEIPTS DETAIL
(attach additional sheets as necessary)

Account No: Preferred Bank-***4690

| Date | Payer | Description | Amount |
|----------|-------|---|--------------|
| 11/08/12 | Conix | Principal & Interest on Town Capital Note | \$ 12,942.01 |
| 11/15/12 | Conix | Principal & Interest on Town Capital Note | 6,152.92 |

Total Cash Receipts

\$ 19,094.93 (1)

DEBTOR: Castle Arch Opportunity Partners I, LLC CASE NO: 11-35240

Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT
 For Period: 11/1/12 to 11/30/12

CASH DISBURSEMENTS DETAIL
(attach additional sheets as necessary)

Account No: Preferred Bank-***4690

| Date | Check No. | Payee | Description (Purpose) | Amount |
|----------|-----------|-------------|-----------------------------------|-----------|
| 11/13/12 | 3015 | US Treasury | 2011 Form 8804 Penalty & Interest | \$ 90.84 |
| 11/15/12 | EFT | CAREIC | Management Fee to CAREIC | 13,000.00 |

Total Cash Disbursements \$ 13,090.84 (1)

(1) Total for all accounts should agree with total cash disbursements listed on Form 2-B, page 1

Form 2-C
COMPARATIVE BALANCE SHEET
 For Period Ended: 11/30/12

| | Current Month (1) | Petition Date (2) |
|---|------------------------|------------------------|
| ASSETS | | |
| Current Assets: | | |
| Cash (from Form 2-B, line 5) | \$ 484,365.30 | \$ 385,457.71 |
| Accounts Receivable (from Form 2-E) | - | - |
| Receivable from Officers, Employees, Affiliates | 2,096.25 | - |
| Inventory | - | - |
| Other Current Assets (List): | 866,277.21 | 1,272,211.16 |
| <u>Real Estate Investments</u> | 5,376,050.00 | 5,376,050.00 |
| <u>Tooele Land</u> | | |
| Total Current Assets | <u>\$ 6,728,788.76</u> | <u>\$ 7,033,718.87</u> |
| Fixed Assets: | | |
| Land | \$ - | \$ - |
| Building | - | - |
| Equipment, Furniture and Fixtures | - | - |
| Total Fixed Assets | <u>-</u> | <u>-</u> |
| Less: Accumulated Depreciation | (-) | (-) |
| Net Fixed Assets | <u>\$ -</u> | <u>\$ -</u> |
| Other Assets (List): | | |
| <u>Pre-Paid Legal Retainer</u> | 50,000.00 | - |
| | - | - |
| TOTAL ASSETS | <u>\$ 6,778,788.76</u> | <u>\$ 7,033,718.87</u> |
| LIABILITIES | | |
| Post-petition Accounts Payable (from Form 2-E) | \$ 227,940.25 | \$ - |
| Post-petition Accrued Professional Fees (from Form 2-E) | 97,457.85 | - |
| Post-petition Taxes Payable (from Form 2-E) | - | - |
| Post-petition Notes Payable | - | - |
| Other Post-petition Payable(List): | 20,000.00 | - |
| <u>I/C Transaction</u> | 3,186,832.77 | - |
| <u>Preferred Dividend Payable</u> | 26,630.14 | - |
| <u>Note Interest Payable</u> | | |
| Total Post Petition Liabilities | <u>\$ 3,558,861.01</u> | <u>\$ -</u> |
| Pre Petition Liabilities: | | |
| Secured Debt | 100,000.00 | 100,000.00 |
| Priority Debt | - | - |
| Unsecured Debt | (12,985.86) | (12,985.86) |
| Total Pre Petition Liabilities | <u>\$ 87,014.14</u> | <u>\$ 87,014.14</u> |
| TOTAL LIABILITIES | <u>\$ 3,645,875.15</u> | <u>\$ 87,014.14</u> |
| OWNERS' EQUITY | | |
| Owner's/Stockholder's Equity | \$ 4,633,184.47 | \$ 7,820,017.24 |
| Retained Earnings - Prepetition | (873,312.51) | (873,312.51) |
| Retained Earnings - Post-petition | (626,958.35) | - |
| TOTAL OWNERS' EQUITY | <u>\$ 3,132,913.61</u> | <u>\$ 6,946,704.73</u> |
| TOTAL LIABILITIES AND OWNERS' EQUITY | <u>\$ 6,778,788.76</u> | <u>\$ 7,033,718.87</u> |

(1) The Manager has not conducted a detailed analysis of the historical accounting balances contained herein to determine the accuracy of the information presented.
 (2) Petition date values are taken from the Debtor's balance sheet as of the petition date or are the values listed on the Debtor's schedules.

DEBTOR: Castle Arch Opportunity Partners I, LLC

CASE NO: 11-35240

Form 2-D
PROFIT AND LOSS STATEMENT
 For Period 11/01/12 to 11/30/12

| | Current Month (1) | Accumulated Total (2) |
|--|-----------------------|--------------------------|
| Gross Operating Revenue | \$ 1,481.75 | \$ 116,011.65 |
| Less: Discounts, Returns and Allowances | (-) | (-) |
| Net Operating Revenue | \$ 1,481.75 | \$ 116,011.65 |
| Cost of Goods Sold | - | 267,558.52 |
| Gross Profit | \$ 1,481.75 | \$ (151,546.87) |
| Operating Expenses | | |
| Officer Compensation | \$ - | \$ - |
| Selling, General and Administrative | 13,000.00 | 315,060.49 |
| Rents and Leases | - | - |
| Depreciation, Depletion and Amortization | - | - |
| Other (list): <u>Property Tax</u> | - | 29,043.23 |
| <u>Tax</u> | - | 334.00 |
| Total Operating Expenses | \$ 13,000.00 | \$ 344,437.72 |
| Operating Income (Loss) | \$ (11,518.25) | \$ (495,984.59) |
| Non-Operating Income and Expenses | | |
| Other Non-Operating Expenses | \$ (85.17) | \$ (85.17) |
| Gains (Losses) on Sale of Assets | - | - |
| Interest Income | 6.81 | 37.48 |
| Interest Expense | (5.67) | (26,635.81) |
| Other Non-Operating Income | - | - |
| Net Non-Operating Income or (Expenses) | \$ (84.03) | \$ (26,683.50) |
| Reorganization Expenses | | |
| Legal and Professional Fees (3) | \$ 4,620.05 | \$ 102,658.84 |
| Other Reorganization Expense | - | 1,631.42 |
| Total Reorganization Expenses | \$ 4,620.05 | \$ 104,290.26 |
| Net Income (Loss) Before Income Taxes | \$ (16,222.33) | \$ (626,958.35) |
| Federal and State Income Tax Expense (Benefit) | - | - |
| NET INCOME (LOSS) | \$ (16,222.33) | \$ (626,958.35) |

(1) The Manager has not conducted a detailed analysis of the historical accounting balances contained herein to determine the accuracy of the information presented.

(2) Accumulated Totals include all revenue and expenses since the petition date.

DEBTOR: Castle Arch Opportunity Partners I, LLC

CASE NO: 11-35240

Form 2-E
SUPPORTING SCHEDULES
 For Period: 11/01/12 to 11/30/12

POST PETITION TAXES PAYABLE SCHEDULE

| | <u>Beginning Balance (1)</u> | <u>Amount Accrued</u> | <u>Amount Paid</u> | <u>Date Paid</u> | <u>Check Number</u> | <u>Ending Balance</u> |
|---------------------------|------------------------------|-----------------------|--------------------|------------------|---------------------|-----------------------|
| Income Tax Withheld: | | | | | | |
| Federal | \$ - | \$ - | \$ - | | | \$ - |
| State | - | - | - | | | - |
| FICA Tax Withheld | - | - | - | | | - |
| Employer's FICA Tax | - | - | - | | | - |
| Unemployment Tax | | | | | | |
| Federal | - | - | - | | | - |
| State | - | - | - | | | - |
| Sales, Use & Excise Taxes | - | - | - | | | - |
| Property Taxes | - | - | - | | | - |
| Accrued Income Tax: | | | | | | |
| Federal | - | - | - | | | - |
| State | - | - | - | | | - |
| Other: | - | - | - | | | - |
| TOTALS | \$ - | \$ - | \$ - | | | \$ - |

(1) For first report, Beginning Balance will be \$0; thereafter, Beginning Balance will be Ending Balance from prior report.

INSURANCE SCHEDULE

| | <u>Carrier</u> | <u>Amount of Coverage</u> | <u>Expiration Date</u> | <u>Premium Paid Through</u> |
|------------------------|------------------------|---------------------------|------------------------|-----------------------------|
| Workers' Compensation | None | \$ - | | \$ - |
| General Liability | Travelers (1) | \$ 2,000,000 | 10/18/12 | \$ 10/18/12 |
| Property (Fire, Theft) | Travelers (1) | \$ 25,000 | 10/27/12 | \$ 10/27/12 |
| Vehicle | None | \$ - | | \$ - |
| Other (list): | | | | |
| Primary D&O | Rockhill Insurance | \$ 5,000,000 | 11/20/10 | See Note 2 |
| Excess D&O | RSUI Indemnity | 5,000,000 | 11/20/10 | See Note 2 |
| Excess D&O | Zurich America | 5,000,000 | 11/20/10 | See Note 2 |
| Excess D&O | Navigator Insurance | 5,000,000 | 11/20/10 | See Note 2 |
| D&O | Axis Surplus Insurance | 5,000,000 | 12/20/11 | See Note 2 |
| D&O | Axis Surplus Insurance | 1,000,000 | 01/20/13 | See Note 2 |

(1) The Manager was informed in late May that the vacant land policy for the Tooele, Kingman, Star Valley, and Smyrna properties was terminate. The Manager worked with Travelers to get the policy reinstated in June 2012.

(2) The D&O policies are claims made policies and were paid by CAREIC through December 2011. At that time, the Trustee understands the premiums are being paid by the former officers and directors.

DEBTOR: Castle Arch Opportunity Partners I, LLC

CASE NO: 11-35240

**Form 2-E
SUPPORTING SCHEDULES**

For Period 11/01/12 to 11/30/12

ACCOUNTS RECEIVABLE AND POST PETITION PAYABLE AGING

| <u>Due</u> | <u>Accounts Receivable</u> | <u>Post Petition Accounts Payable</u> |
|--|---|---|
| Under 30 days | \$ 0.00 | \$ 0.00 |
| 30 to 60 days | 0.00 | 0.00 |
| 61 to 90 days | 0.00 | 0.00 |
| 91 to 120 days | 0.00 | 0.00 |
| Over 120 days | 0.00 | 227,940.25 |
| Total Post Petition | <u>0.00</u> | |
| Pre Petition Amounts | <u>0.00</u> | |
| Total Accounts Receivable | \$ 0.00 | |
| Less: Bad Debt Reserve | <u>0.00</u> | |
| Net Accounts Receivable (to Form 2-C) | <u>\$ 0.00</u> | |
| | Total Post Petition Accounts Payable | \$ <u>227,940.25</u> |

* Attach a detail listing of accounts receivable and post-petition accounts payable

SCHEDULE OF PAYMENTS TO ATTORNEYS AND OTHER PROFESSIONALS

| | <u>Month-end Retainer Balance</u> | <u>Current Month's Accrual</u> | <u>Paid in Current Month</u> | <u>Date of Court Approval</u> | <u>Month-end Balance Due *</u> |
|---|---|--|--------------------------------------|-----------------------------------|------------------------------------|
| Debtor's Counsel | \$ 50,000.00 | \$ 4,620.05 | \$ - | | \$ 97,457.85 |
| Counsel for Unsecured Creditors' Committee | - | - | - | | - |
| Trustee's Counsel | - | - | - | | - |
| Accountant | - | - | - | | - |
| Other: | - | - | - | | - |
| Total | <u>\$ 50,000.00</u> | <u>\$ 4,620.05</u> | <u>\$ -</u> | | <u>\$ 97,457.85</u> |

*Balance due to include fees and expenses incurred but not yet paid.

SCHEDULE OF PAYMENTS AND TRANSFERS TO PRINCIPALS/EXECUTIVES**

| <u>Payee Name</u> | <u>Position</u> | <u>Nature of Payment</u> | <u>Amount</u> |
|-------------------|-----------------|--------------------------|---------------|
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

**List payments and transfers of any kind and in any form made to or for the benefit of any proprietor, owner, partner, shareholder, officer or director.

DEBTOR: Castle Arch Opportunity Partners I, LLC

CASE NO: 11-35240

**Form 2-F
QUARTERLY FEE SUMMARY ***
For the Month Ended: 11/30/12

| <u>Month</u> | <u>Year</u> | <u>Cash Disbursements **</u> | <u>Quarterly Fee Due</u> | <u>Check No.</u> | <u>Date Paid</u> |
|--------------------------|-----------------|------------------------------|--------------------------|------------------|------------------|
| January | <u>2012</u> | \$ 50,000.00 | | | |
| February | <u>2012</u> | 361,743.00 | | | |
| March | <u>2012</u> | 200,018.00 | | | |
| TOTAL 1st Quarter | | \$ <u>611,761.00</u> | \$ 4,875.00 | 3001 | 06/07/12 |
| April | <u>2012</u> | 20,386.10 | | | |
| May | <u>2012</u> | 20,930.50 | | | |
| June | <u>2012</u> | 11,995.38 | | | |
| TOTAL 2nd Quarter | | \$ <u>53,311.98</u> | \$ 650.00 | 3006 | 07/27/12 |
| July | <u>2012</u> | 16,434.70 | | | |
| August | <u>2012</u> | 13,000.00 | | | |
| September | <u>2012</u> | 13,334.00 | | | |
| TOTAL 3rd Quarter | | \$ <u>42,768.70</u> | \$ 650.00 | 3014 | 10/23/12 |
| October | <u>2012</u> | 18,211.37 | | | |
| November | <u>2012</u> | 13,090.84 | | | |
| December | <u> </u> | | | | |
| TOTAL 4th Quarter | | \$ <u>31,302.21</u> | \$ | | |

FEE SCHEDULE (as of JANUARY 1, 2008)

Subject to changes that may occur to 28 U.S.C. §1930(a)(6)

| <u>Quarterly Disbursements</u> | <u>Fee</u> | <u>Quarterly Disbursements</u> | <u>Fee</u> |
|--------------------------------|------------|----------------------------------|------------|
| \$0 to \$14,999..... | \$325 | \$1,000,000 to \$1,999,999..... | \$6,500 |
| \$15,000 to \$74,999..... | \$650 | \$2,000,000 to \$2,999,999..... | \$9,750 |
| \$75,000 to \$149,999..... | \$975 | \$3,000,000 to \$4,999,999..... | \$10,400 |
| \$150,000 to \$224,999..... | \$1,625 | \$5,000,000 to \$14,999,999..... | \$13,000 |
| \$225,000 to \$299,999..... | \$1,950 | \$15,000,000 to \$29,999,999.... | \$20,000 |
| \$300,000 to \$999,999..... | \$4,875 | \$30,000,000 or more | \$30,000 |

* This summary is to reflect the current calendar year's information cumulative to the end of the reporting period

** Should agree with line 3, Form 2-B. Disbursements are net of transfers to other debtor in possession bank accounts

Failure to pay the quarterly fee is cause for conversion or dismissal of the chapter 11 case. [11 U.S.C. Sec. 1112(b)(10)]

In addition, unpaid fees are considered a debt owed to the United States and will be assessed interest under 31 U.S.C. §3717

DEBTOR: Castle Arch Opportunity Partners I, LLC

CASE NO: 11-35240

**Form 2-G
NARRATIVE**

For Period Ending: 11/30/12

Please provide a brief description of any significant business and legal actions taken by the debtor, its creditors, or the court during the reporting period, any unusual or non-recurring accounting transactions that are reported in the financial statements, and any significant changes in the financial condition of the debtor which have occurred subsequent to the report date.

On May 3, 2012, D. Ray Strong was appointed as Chapter 11 Trustee of Castle Arch Real Estate Investment Company, LLC ("Trustee"). Pursuant the Trustee's appointment and the existing ownership structure of the other related debtors, the Trustee also functions as the Manager of CAOP Managers, LLC ("CAOP Managers"), Castle Arch Opportunity Partners I, LLC ("CAOPI"), Castle Arch Opportunity Partners II, LLC ("CAOPII"), Castle Arch Secured Development Fund, LLC ("CASDF"), Castle Arch Kingman, LLC ("CAK"), and Castle Arch Smyrna, LLC ("CAS") (collectively the "Debtors").

Shortly after his appointment, the Trustee engaged Dorsey & Whitney, LLP as his counsel for CAREIC and Berkeley Research Group, LLC as his accountants. Their employment was approved by the Bankruptcy Court on June 13, 2012. The existing counsel for CAOPI remains engaged until a plan is confirmed to address issues pertaining to the Debtor.

Upon the Trustee's appointment, the Trustee/Manager terminated all existing management except Glen Martinsen who was retained to assist with the day-to-day operations and accounting. The Trustee/Manager is utilizing a payroll services, Paychex, for the calculation and reporting of payroll. The payroll related expenses are netted and paid to Paychex in a lump-sum for the payroll period. Mr. Martinsen provides services for the Trustee/Manager relating to CAREIC and the other Debtors. As of November 30, 2012, the Trustee/Manager has closed the Castle Arch office located at 8 East Broadway, Salt Lake City, Utah. As a result, Mr. Martinsen's employment with Castle Arch has been terminated. Additionally, certain office equipment and other related personal property was moved to Erkelens & Olson, the Trustee/Manager's proposed auctioneer, where the property was sold at public auction on December 15, 2012. The Trustee/Manager has taken steps and precautions to protect any personal information of investors or creditors that was located on computers or included in files at the Castle Arch office.

On June 5, 2012, the Trustee/Manager filed a motion seeking approval of a proposed cash management plan. The cash management plan included, among other things, the assessment of monthly CAREIC management fees for the various Debtors, establishment of a quarterly procedure by the Court to reassess the monthly management fees, and authorization of minimal loans from CAOPI and CAOPII to certain Debtors to pay ongoing expenses. The management fees from July 2012 through September 2012 are: (a) \$2,000 for CAOP Managers; (b) \$13,000 for CAOPI; (c) \$13,000 for CAOPII; (d) \$7,000 for CAK; (e) \$7,000 for CAS; and (f) \$4,000 for CASDF. The amounts requested for the certain Debtors to borrow on an as needed bases are up to: (a) \$5,000 for CAOP Managers; (b) \$20,000 for CAK; (c) \$15,000 for CASDF. The cash management plan motion was granted by the Bankruptcy Court on June 29, 2012. On October 1, 2012, the Court approved a stipulated motion to continue the use of cash and the payment of the existing approved management fees at the current amounts with a reservation of rights as to a reconciliation and true-up of these amounts based on the actual level of efforts to manage the cases. On December 31, 2012, the Court approved another stipulated motion to continue the use of cash and payment of existing approved management fees through April 1, 2013.

DEBTOR: Castle Arch Opportunity Partners I, LLC

CASE NO: 11-35240

Form 2-G – Page 2

NARRATIVE

For Period Ending: 11/30/12

Please provide a brief description of any significant business and legal actions taken by the debtor, its creditors, or the court during the reporting period, any unusual or non-recurring accounting transactions that are reported in the financial statements, and any significant changes in the financial condition of the debtor which have occurred subsequent to the report date.

On June 18, 2012, the Trustee/Manager engaged and subsequently submitted a motion to the Bankruptcy Court to employ Commerce Real Estate Solutions ("Commerce") as its real estate broker to sell certain real property and water rights owned by CAREIC and/or its related entities. The identified real property to be sold included approximately: (a) 348 acres in Tooele, Utah; (b) 534 acres in Kingman, Arizona; (c) 484 acres in Smyrna, Tennessee; and 39 acres in Thayne, Wyoming. Commerce has been reviewing the various parcels, existing entitlements, and related documentation. The real property transactions are complex and convoluted which is taking time to fully understand the properties in order to list the properties. Commerce has listed the Tooele, Kingman, Smyrna, and Star Valley properties which information can be accessed on the Trustee and the commercial real estate LoopNet websites. Commerce visited with city officials in Kingman the first week of September 2012 to gather additional information about entitlements, water rights, and mineral rights. As a result, the Trustee/Manager and Commerce have been working with several interested parties.

On November 30, 2011, the Trustee/Manager filed a motion with the Court seeking approval for the sale of a residential home in Laveen, Arizona. The gross purchase price is \$142,000. The hearing for the motion is scheduled for January 8, 2013.

On August 8, 2012, the Trustee/Manager filed an objection to the proofs of claim filed by William Davidson, a member of the Board of Directors of CAREIC. Mr. Davidson filed a claim in CAREIC and CAS relating to a purported loan secured by CAREIC and Smyrna related property. In September 2012, the Trustee/Manager filed objections to claims filed by Robert Geringer (approximately \$8.5 million) ("Geringer"), David Demerest ("Demerest"), and an Omnibus objection involving 19 other claims. A scheduling order and subsequent scheduling orders regarding the Geringer claims were established to allow for discovery and a two day trial on February 28, 2012 and March 1, 2012. The Trustee reached a stipulated claim amount on the Demerest claim and a hearing was held on October 30, 2012 regarding the Omnibus objection involving the other 19 other claims. Orders regarding these claims have been entered and are currently included on the Trustee's website. Discovery for the Geringer claims continued in November and December 2012. On December 31, 2012, the Court approved a motion to extend the deadline to file intercompany claims until to April 1, 2013.

The Trustee/Manager and his professionals have spent a significant amount of time reviewing and analyzing the multi-million dollar claims totaling over \$8.2 million filed by Longview Financial Holdings, Inc. and Longview Financial Group, Inc. (collectively "Longview") against CAREIC and the related Debtors in an effort to potentially resolve the claims. The Trustee/Manager and his professionals continue to analyze the claims and related issues. On July 3, 2012, Longview filed an amended motion seeking relief from the automatic stay, which the Trustee/Manager opposed on July 23, 2012. Longview replied to the Trustee's objection on August 2, 2012. A preliminary hearing was scheduled and held on August 8, 2012 which scheduled an evidentiary hearing for August 27, 2012. The August 27, 2012 hearing was held and continued until September 13, 2012 while Longview and the Trustee attempt to settle the matter. In October 2012, the Trustee/Manager, Insurance Carrier, Longview, and other Individual Defendants reached a global settlement to resolve the matter. The parties have finalized a formal settlement agreement which has been submitted to the Bankruptcy Court for approval. The material terms of the settlement include a \$1 million cash payment to Longview from a Private Company Management Liability insurance policy, an allowed unsecured claim in the various Debtors totaling

DEBTOR: Castle Arch Opportunity Partners I, LLC

CASE NO: 11-35240

Form 2-G – Page 3

NARRATIVE

For Period Ending: 11/30/12

Please provide a brief description of any significant business and legal actions taken by the debtor, its creditors, or the court during the reporting period, any unusual or non-recurring accounting transactions that are reported in the financial statements, and any significant changes in the financial condition of the debtor which have occurred subsequent to the report date.

\$385,000, Longview's acceptance of the Trustee's proposed plan of liquidation, and dismissal of litigation currently pending in various jurisdictions. The agreed upon allowed unsecured claim of Longview was allocated to the individual bankruptcy estates as follows: \$290,896.49 (CAREIC), \$2,337.87 (CAK), \$6,424.11 (CAS), \$10,095.19 (CASDF), \$60,341.85 (CAOPI), and \$15,086.49 (CAOPII). The hearing to approve the settlement was held and approved on December 10, 2012 and no appeals were filed.

The Trustee/Manager and his professionals have developed and analyzed a plan concept that was shared with the Bankruptcy Court at the June 29, 2012 hearing regarding the cash management plan. The Trustee/Manager filed his proposed disclosure statement and plan with the Court on September 29, 2012 for Court approval. On November 26, 2012, several objections were filed with the Court regarding the adequacy of the Disclosure Statement by Hunt Law Corporation, Prince Yeates, Robert Geringer, Certain Investors, and the CAREIC Creditors Committee. A hearing on the adequacy of the Disclosure Statement was originally scheduled for December 3, 2012; however, as a result of the objections filed, this hearing was changed to a preliminary hearing with the final hearing on the Disclosure Statement to occur on January 31, 2013. As a result of the responses by several parties, the Trustee/Manager has determined in his business to address the substantive consolidation issues prior to finalizing the amended proposed disclosure statement and seeking confirmation of his proposed plan. A motion for substantive consolidation of CAREIC, CAOP Managers, CAK, CAS, CASDF, and a Castle Arch Star Valley, LLC was filed on December 28, 2012 by the Trustee/Manager. The hearing for the substantive consolidation motion is scheduled for January 31, 2013 and the final hearing for the Proposed Disclosure Statement will be continued pending the substantive consolidation hearing.

The Trustee has relied on the currently available records and records prepared by the Debtors to obtain historical activity included on the balance sheet referenced in Form 2C and the profit and loss statement in Form 2D. Work is ongoing to ascertain and determine appropriate balances. Balances may be over or understated and are subject to material modification. The financial statements may change as information becomes available to the Trustee. The Trustee may dispute the nature and amount of the assets and liabilities presented in these financial statements. As new information becomes available, these balances may be adjusted and updated to reflect the correct amounts. The fact that liabilities and assets may have been omitted, listed and/or adjusted, does not necessarily reflect the final opinion as to the eventual treatment under a plan of reorganization or otherwise.

Historically, activity between the Debtors was recorded through various intercompany accounts which have been very convoluted and commingled.

The Trustee/Manager has been actively requesting turnover of Debtor related documents from various parties. During September and October the Trustee/Manager has filed various motions to compel several of the parties to turnover or produce the requested information and documentation. Additionally, the Trustee/Manager has filed numerous 2004 examinations/document requests to third parties seeking additional documentation and information.

DEBTOR: Castle Arch Opportunity Partners I, LLC

CASE NO: 11-35240

Form 2-G – Page 4

NARRATIVE

For Period Ending: 11/30/12

Please provide a brief description of any significant business and legal actions taken by the debtor, its creditors, or the court during the reporting period, any unusual or non-recurring accounting transactions that are reported in the financial statements, and any significant changes in the financial condition of the debtor which have occurred subsequent to the report date.

In an effort to provide interested parties with as much information as possible, the Trustee/Manager has created a website located at www.castlearchtrustee.com. Interested parties should reference the website for more detailed information.

9:30 AM
12/18/12

Castle Arch Opportunity Partners I, LLC
A/P Aging Summary
As of November 30, 2012

| | <u>Current</u> | <u>1 - 30</u> | <u>31 - 60</u> | <u>61 - 90</u> | <u>91 - 120</u> | <u>> 120</u> | <u>TOTAL</u> |
|-------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------|--------------------------|
| Broadway Copy | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,063.75 | 5,063.75 |
| CAREIC | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 198,620.35 | 198,620.35 |
| Colonial Stock Transfer | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 276.67 | 276.67 |
| McKay, Burton & Thurman | 4,620.05 | 7,333.20 | 8,710.50 | 2,468.00 | 1,813.10 | 72,513.00 | 97,457.85 |
| Tooele County Treasurer | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 29,043.23 | 29,043.23 |
| TOTAL | <u>4,620.05</u> | <u>7,333.20</u> | <u>8,710.50</u> | <u>2,468.00</u> | <u>1,813.10</u> | <u>305,517.00</u> | <u>330,461.85</u> |

9:31 AM
12/18/12
Accrual Basis

Castle Arch Opportunity Partners I, LLC
Balance Sheet
As of November 30, 2012

| | <u>Nov 30, 12</u> |
|---|----------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 10003 · Pref Bank-New-██████████ | 482,365.30 |
| 10110 · HSBC Foreign Currency Savings | 2,000.00 |
| Total Checking/Savings | <u>484,365.30</u> |
| Other Current Assets | |
| 22510 · I/C Interest Accrual | 25.29 |
| 22501 · I/C-Post Trustee-CAK | 769.10 |
| 22502 · I/C - Post Trustee - CASDF | 650.93 |
| 22504 · I/C - Post Trustee - CAOPM | 650.93 |
| 17300 · Properties Held for Sale | |
| 17905 · Blackstar Financial Inc | 561,386.00 |
| 17901 · Wholesale Foreclosures | 94,216.25 |
| 17102 · Tooele, UT | |
| 17103 · Unrealized Gain on Tooele Prop | -2,304,000.00 |
| 17102 · Tooele, UT - Other | 7,680,050.00 |
| Total 17102 · Tooele, UT | <u>5,376,050.00</u> |
| 17850 · Conix - CREO108 | |
| Town 3 | 81,320.90 |
| Oak Capital, LLC | 128,798.06 |
| 17850 · Conix - CREO108 - Other | 556.00 |
| Total 17850 · Conix - CREO108 | <u>210,674.96</u> |
| Total 17300 · Properties Held for Sale | 6,242,327.21 |
| 16000 · Prepaid Expense | 50,000.00 |
| Total Other Current Assets | <u>6,294,423.46</u> |
| Total Current Assets | <u>6,778,788.76</u> |
| TOTAL ASSETS | <u>6,778,788.76</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 20010 · Debtors Counsel Accrued Legal | 97,457.85 |
| 20000 · Accounts Payable | 233,004.00 |
| Total Accounts Payable | <u>330,461.85</u> |
| Other Current Liabilities | |
| Interest Payable-Tooele-Kingsto | 26,630.14 |
| Notes Payable - Tooele-Kingston | 100,000.00 |
| 25050 · Intercompany Notes | |
| 25200 · Accrued Interest | -8,605.44 |
| 25058 · CAS | -100,000.00 |
| 25056 · CAREIC | 128,073.08 |
| 25055 · CAOPIII | -17,517.25 |
| Total 25050 · Intercompany Notes | <u>1,950.39</u> |
| Total Other Current Liabilities | <u>128,580.53</u> |
| Total Current Liabilities | 459,042.38 |
| Long Term Liabilities | |
| 23600 · Preferred Dividend Payable | 3,186,832.77 |
| Total Long Term Liabilities | <u>3,186,832.77</u> |
| Total Liabilities | 3,645,875.15 |

9:31 AM
12/18/12
Accrual Basis

Castle Arch Opportunity Partners I, LLC
Balance Sheet
As of November 30, 2012

| | <u>Nov 30, 12</u> |
|--|---------------------|
| Equity | |
| 39100 · Equity Adjustments | |
| 39101 · Preferred Dividends Accrued | -3,186,832.77 |
| 39106 · Cash Referral Fees | -29,272.08 |
| 39107 · Cash Commissions | -677,788.63 |
| Total 39100 · Equity Adjustments | -3,893,893.48 |
| 30000 · Preferred Units Round A | |
| 30010 · Preferred Redemptions Round A | -1,515,911.00 |
| 30000 · Preferred Units Round A - Other | 10,042,988.95 |
| Total 30000 · Preferred Units Round A | 8,527,077.95 |
| 39000 · Retained Earnings | -1,115,596.16 |
| Net Income | -384,674.70 |
| Total Equity | 3,132,913.61 |
| TOTAL LIABILITIES & EQUITY | 6,778,788.76 |

9:32 AM
 12/18/12
 Accrual Basis

Castle Arch Opportunity Partners I, LLC
Profit & Loss
 November 2012

| | <u>Nov 12</u> |
|----------------------------------|--------------------------|
| Ordinary Income/Expense | |
| Income | |
| 41200 · Sales | |
| CREO108 | 1,481.75 |
| Total 41200 · Sales | <u>1,481.75</u> |
| Total Income | <u>1,481.75</u> |
| Gross Profit | 1,481.75 |
| Expense | |
| 60280 · Other Taxes | |
| 60281 · Penalties | 85.17 |
| Total 60280 · Other Taxes | <u>85.17</u> |
| 68000 · Management Fee | 13,000.00 |
| 60580 · Legal Fees | 4,620.05 |
| 60140 · Interest Expense | 5.67 |
| Total Expense | <u>17,710.89</u> |
| Net Ordinary Income | -16,229.14 |
| Other Income/Expense | |
| Other Income | |
| 43000 · Interest income | 6.81 |
| Total Other Income | <u>6.81</u> |
| Net Other Income | <u>6.81</u> |
| Net Income | <u><u>-16,222.33</u></u> |

9:32 AM
12/18/12

Castle Arch Opportunity Partners I, LLC
Reconciliation Detail
10003 - Pref Bank-New [REDACTED], Period Ending 11/30/2012

| Type | Date | Num | Name | Clr | Amount | Balance |
|---------------------------------------|------------|------|---------------------|-----|------------------|-------------------|
| Beginning Balance | | | | | | 464,287.92 |
| Cleared Transactions | | | | | | |
| Checks and Payments - 3 items | | | | | | |
| Check | 10/23/2012 | 3015 | Travelers Insurance | X | -160.78 | -160.78 |
| Check | 11/13/2012 | 3016 | U.S. Treasury | X | -90.84 | -251.62 |
| Check | 11/15/2012 | EFT | CAREIC | X | -13,000.00 | -13,251.62 |
| Total Checks and Payments | | | | | -13,251.62 | -13,251.62 |
| Deposits and Credits - 3 items | | | | | | |
| Deposit | 10/29/2012 | | | X | 12,234.07 | 12,234.07 |
| Deposit | 11/8/2012 | | | X | 12,942.01 | 25,176.08 |
| Deposit | 11/15/2012 | | | X | 6,152.92 | 31,329.00 |
| Total Deposits and Credits | | | | | 31,329.00 | 31,329.00 |
| Total Cleared Transactions | | | | | 18,077.38 | 18,077.38 |
| Cleared Balance | | | | | 18,077.38 | 482,365.30 |
| Register Balance as of 11/30/2012 | | | | | 18,077.38 | 482,365.30 |
| Ending Balance | | | | | 18,077.38 | 482,365.30 |



029 00001 00
ACCOUNT:



PAGE: 1
11/30/2012

11-35240 B
BANKRUPTCY ESTATE OF
CASTLE ARCH OPPTY PARTNERS I
D RAY STRONG, MANAGER 29
201 S MAIN ST SUITE 450 0
SALT LAKE CITY UT 84111 2

LOS ANGELES - HEADQUARTERS
601 S. FIGUEROA ST. 29TH FLOOR
LOS ANGELES, CA 90017

TELEPHONE: 213-891-1188

eSTATEMENTS ARE HERE - LOG ON PBnet PERSONAL ONLINE BANKING TO ENROLL
Attention Bankruptcy Trustees:

For account information log into PBnet Business Online Banking at
www.preferredbank.com or call BK Customer Service at 213-891-1188

Ronnia Ching @ ext. 1130 or Matt Overin @ ext. 1107

The FDIC Insurance on unlimited non-interest bearing demand deposits may
expire on December 31, 2012. Unless Congress takes action before the
expiration date. FDIC insurance on non-interest bearing demand deposit
account may revert back to \$250,000.00

BANKRUPTCY CHECKING ACCOUNT

| | | | |
|-----------------------|------------|-------------------------|------------|
| | | LAST STATEMENT 10/31/12 | 464,287.92 |
| AVG AVAILABLE BALANCE | 479,552.01 | 6 CREDITS | 58,640.06 |
| AVERAGE BALANCE | 481,303.97 | 4 DEBITS | 40,562.68 |
| | | THIS STATEMENT 11/30/12 | 482,365.30 |

DEPOSITS

| REF # | DATE | AMOUNT | REF # | DATE | AMOUNT | REF # | DATE | AMOUNT |
|-------|-------|-----------|-------|-------|----------|-------|-------|----------|
| 19 | 11/06 | 22,615.49 | 21 | 11/14 | 3,742.28 | 23 | 11/21 | 6,152.92 |
| 20 | 11/06 | 4,695.57 | 22 | 11/14 | 9,199.73 | | | |

OTHER CREDITS

| DESCRIPTION | DATE | AMOUNT |
|---|-------|-----------|
| Incoming Wire Transfer CASTLE ARCH OPPTY PARTNERS II 7719039 | 11/15 | 12,234.07 |

* * * C O N T I N U E D * * *



029 00001 00 PAGE: 2
 ACCOUNT: [REDACTED] 11/30/2012

11-35240

=====

BANKRUPTCY CHECKING ACCOUNT [REDACTED]

=====

----- CHECKS -----

| CHECK #..DATE.....AMOUNT | CHECK #..DATE.....AMOUNT | CHECK #..DATE.....AMOUNT |
|--------------------------|--------------------------|--------------------------|
| 3015 11/08 160.78 | 3016 11/21 90.84 | |

----- OTHER DEBITS -----

| DESCRIPTION | DATE | AMOUNT |
|--|-------|-----------|
| Outgoing Wire Transfer CASTLE ARCH REAL ESTATE INVESTMENT 7701 | 11/15 | 13,000.00 |
| Outgoing Wire Transfer CASTLE ARCH OPPORTUNITY PARTNERS II 7704 | 11/15 | 27,311.06 |

----- ITEMIZATION OF OVERDRAFT AND RETURNED ITEM FEES -----

```

*****
*                                     | TOTAL FOR | TOTAL *
*                                     | THIS PERIOD | YEAR TO DATE *
*-----|-----|-----*
* TOTAL OVERDRAFT FEES: | $ .00 | $ .00 *
*-----|-----|-----*
* TOTAL RETURNED ITEM FEES: | $ .00 | $ .00 *
*****
    
```

----- DAILY BALANCE -----

| DATE.....BALANCE | DATE.....BALANCE | DATE.....BALANCE |
|------------------|------------------|------------------|
| 11/06 491,598.98 | 11/14 504,380.21 | 11/21 482,365.30 |
| 11/08 491,438.20 | 11/15 476,303.22 | |

- END OF STATEMENT -