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13 Counsel for Debtor and Debtor-in-Possession

14 **UNITED STATES BANKRUPTCY COURT**  
15 **CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

16 In re  
17 **SUMMIT FINANCIAL, INC.**, a California  
18 corporation,  
19 Debtor and Debtor-in-Possession.

Case No. 8:21-bk-12276-SC

Chapter 11

**GLOBAL NOTES AND STATEMENT OF  
LIMITATIONS, METHODOLOGY, AND  
DISCLAIMERS REGARDING  
SCHEDULES AND STATEMENT OF  
FINANCIAL AFFAIRS**

**GLOBAL NOTES AND STATEMENT OF LIMITATIONS, METHODOLOGY, AND  
DISCLAIMERS REGARDING THE DEBTOR'S SCHEDULES OF ASSETS AND  
LIABILITIES AND STATEMENT OF FINANCIAL AFFAIRS**

The above-captioned debtor and debtor-in-possession Summit Financial, Inc. (the "Debtor"), is filing its Schedules of Assets and Liabilities (the "Schedules") and Statement of Financial Affairs (the "SOFA") in the above-captioned case.

These Global Notes and Statements of Limitations, Methodology, and Disclaimers Regarding the Debtor's Schedules and SOFA pertain to, are incorporated by reference in, and comprise an integral part of all of the Debtor's Schedules and SOFA. They should be referred to, considered, and reviewed in connection with any review of the Schedules and SOFA.

The Schedules and SOFA do not purport to represent financial statements prepared in accordance with Generally Accepted Accounting Principles in the United States ("GAAP"), nor are they intended to be fully reconciled with the financial statements of the Debtor. Additionally, the Schedules and SOFA contain unaudited information that is subject to further review, potential adjustment, and reflect the Debtor's best commercially reasonable efforts to report the assets and liabilities of the Debtor.

The Debtor and its agents, attorneys, and financial advisors do not guarantee or warrant the accuracy or completeness of the data that is provided herein and shall not be liable for any loss or injury arising out of or caused in whole or in part by the acts, errors, or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the information contained herein. While commercially reasonable efforts have been made to provide accurate and complete information herein, inadvertent errors or omissions may exist. The Debtor and its agents, attorneys, and financial advisors expressly do not undertake any obligation to update, modify, revise, or re-categorize the information provided herein, or to notify any third party should the information be updated, modified, revised, or re-categorized. In no event shall the Debtor or its agents, attorneys, and financial advisors be liable to any third party for any direct, indirect, incidental, consequential, or special damages (including, but not limited to, damages arising from the disallowance of a potential claim against any Debtor or damages to business reputation, lost business, or lost profits), whether foreseeable or not and

1 however caused, even if the Debtor or its agents, attorneys, and financial advisors are advised of  
2 the possibility of such damages.

3 The Debtor's General Manager, Tony Nguyen, has signed each of the Schedules and the  
4 SOFA. Mr. Nguyen is familiar with the day-to-day operations, business, and financial affairs of  
5 the Debtor and he is an authorized signatory for the Debtor. In reviewing and signing the  
6 Schedules and SOFA, Mr. Nguyen has relied upon the efforts, statements, and representations of  
7 various personnel of the Debtor and its advisors. Mr. Nguyen has not (and could not have)  
8 personally verified the accuracy of each statement and representation contained in the Schedules  
9 and SOFA, including statements and representations concerning amounts owed to creditors,  
10 classification of such amounts, and creditor addresses.

### 11 **Global Notes and Overview of Methodology**

12 **1. Reservation of Rights.** Reasonable efforts have been made to prepare and file complete  
13 and accurate Schedules and SOFA; however, inadvertent errors or omissions may exist.  
14 The Debtor reserves all rights to (i) amend or supplement the Schedules and/or SOFA  
15 from time to time, in all respects, as may be necessary or appropriate, including, without  
16 limitation, the right to amend the Schedules and SOFA with respect to claim description  
17 or designation; (ii) dispute or otherwise assert offsets or defenses to any claim reflected in  
18 the Schedules or SOFA as to amount, liability, priority, status or classification; (iii)  
19 subsequently designate any claim as "disputed," "contingent," or "unliquidated;" or object  
20 to the extent, validity, enforceability, priority, or avoidability of any claim. Any failure to  
21 designate a claim in the Schedules or SOFA as "disputed," "contingent," or  
22 "unliquidated" does not constitute an admission by Debtor that such claim or amount is  
23 not "disputed," "contingent," or "unliquidated." Listing a claim does not constitute an  
24 admission of liability by the Debtor against which the claim is listed. Furthermore,  
25 nothing contained in the Schedules or SOFA shall constitute a waiver of rights with  
26 respect to the Debtor's Chapter 11 case, including, without limitation, issues involving  
27 claims, substantive consolidation, defenses, equitable subordination, and/or causes of  
28 action arising under the provisions of Chapter 5 of the Bankruptcy Code and any other

relevant non-bankruptcy laws to recover assets or avoid transfers. Any specific reservation of rights contained elsewhere in these Global Notes does not limit in any respect the general reservation of rights contained in this paragraph. Notwithstanding the foregoing, the Debtor shall not be required to update the Schedules and SOFA except as may be required by applicable law.

**2. Description of the Case and “As Of” Information Date.** On September 18, 2021 (the “Petition Date”), the Debtor filed its voluntary petition for relief under Chapter 11 of the Bankruptcy Code. The Debtor is operating its business as a debtor-in-possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The asset information provided herein represents the best available asset data as of the close of business on September 18, 2021. The liability information represents the best available liability data of the Debtor as of the close of business on September 18, 2021.

**3. Net Book Value of Assets.** Unless otherwise indicated, the asset data contained in the Schedules and SOFA reflect the best available net book value as of September 18, 2021. Book values of assets generally do not reflect the current performance of the assets and may differ materially from the actual fair market value of the underlying assets.

**4. Recharacterization.** Notwithstanding the Debtor’s commercially reasonable efforts to properly characterize, classify, categorize, or designate certain claims, assets, executory contracts, unexpired leases, and other items reported in the Schedules and SOFA, the Debtor may nevertheless have improperly characterized, classified, categorized, designated, or omitted certain items. Accordingly, the Debtor reserves all of its rights to re-characterize, reclassify, recategorize, redesignate, add, or delete items reported in the Schedules or SOFA at a later time as is necessary or appropriate as additional information becomes available, including, without limitation, whether contracts or leases listed herein were deemed executory or unexpired as of the Petition Date and remain executory and unexpired post-petition. Disclosure of information in one or more Schedules, one or more SOFA question, or one or more exhibits or attachments to the Schedules or SOFA, even if

incorrectly placed, shall be deemed to be disclosed in the correct Schedules, SOFA exhibits, or attachments.

5. **Liabilities.** The Debtor has sought to allocate liabilities between the pre-petition and post-petition periods and between Debtor and Non-Debtor entities based on the information and research conducted in connection with the preparation of the Schedules and SOFA. As additional information becomes available and further research is conducted, the allocation of liabilities between the prepetition and post-petition periods may change. Accordingly, the Debtor reserves all of its rights to amend, supplement, or otherwise modify its Schedules and SOFA as is necessary or appropriate.

The liabilities listed on the Schedules do not reflect any analysis of claims under section 503(b)(9) of the Bankruptcy Code. Accordingly, the Debtor reserves all rights to dispute or challenge the validity of any asserted claims under section 503(b)(9) of the Bankruptcy Code or the characterization of the structure of any such transaction or any document or instrument related to any creditor's claim.

6. **Excluded Assets and Liabilities.** The Debtor has excluded certain categories of assets, tax accruals, and liabilities from the Schedules and SOFA, including, without limitation, goodwill, accrued salaries, employee benefit accruals, and accrued accounts payable. The Debtor has also excluded rejection damage claims of counterparties to executory contracts and unexpired leases that may or may not be rejected, to the extent such damage claims exist. In addition, certain immaterial assets and liabilities may have been excluded. The Bankruptcy Court has authorized (but not directed) the Debtor to pay, in its discretion, certain outstanding wage claims on a post-petition basis. Prepetition liabilities that have been paid post-petition or those that the Debtor anticipates paying via this authorization have not been included in the Schedules.

7. **Insiders.** For purposes of the Schedules and SOFA, the Debtor defined "insiders" pursuant to section 101(31) of the Bankruptcy Code as: (a) directors; (b) officers; (c) persons in control of the Debtor; and (d) relatives of the Debtor's directors, officers or persons in control of the Debtor. Persons listed as "insiders" have been included for

informational purposes only and the inclusion of them in the Schedules and SOFA, shall not constitute an admission that those persons are insiders for purposes of section 101(31) of the Bankruptcy Code. Moreover, the Debtor does not take any position with respect to: (a) any insider's influence over the control of the Debtor; (b) the management responsibilities or functions of any such insider; (c) the decision making or corporate authority of any such insider; or (d) whether the Debtor or any such insider could successfully argue that he or she is not an "insider" under applicable law or with respect to any theories of liability or for any other purpose.

**8. Intellectual Property Rights.** Exclusion of any intellectual property shall not be construed as an admission that such intellectual property rights have been abandoned, terminated, assigned, expired, or otherwise transferred pursuant to a sale, acquisition, or other transaction.

**9. Classifications.** Listing (a) a claim on Schedule D as "secured," (b) a claim on Schedule E/F as "priority," (c) a claim on Schedule E/F as "unsecured," or (d) a contract on Schedule G as "executory" or "unexpired," does not constitute an admission by any Debtor of the legal rights of the claimant or a waiver of any Debtor's rights to re-characterize or reclassify such claims or contracts or to setoff of such claims.

**10. Claims Description.** Schedules D and E/F permit the Debtor to designate a claim as "disputed," "contingent," and/or "unliquidated." Any failure to designate a claim on the Schedules and SOFA as "disputed," "contingent," or "unliquidated" does not constitute an admission by any Debtor that such amount is not "disputed," "contingent," or "unliquidated," or that such claim is not subject to objection. The Debtor reserved all rights to dispute, or assert offsets or defenses to, any claim reflected on its Statement and Schedules on any grounds, including liability or classification. Additionally, the Debtor expressly reserves all of its rights to subsequently designate such claims as "disputed," "contingent" or "unliquidated." Moreover, listing a claim does not constitute an admission of liability by the Debtor.

1 **11. Causes of Action.** Despite making commercially reasonable efforts to identify all known  
2 assets, the Debtor may not have listed all of its causes of action or potential causes of  
3 action against third-parties as assets in the Schedules and SOFA, including, without  
4 limitation, causes of actions arising under the provisions of Chapter 5 of the Bankruptcy  
5 Code and any other relevant non-bankruptcy laws to recover assets or avoid transfers.  
6 The Debtor reserves all rights with respect to any cause of action (including avoidance  
7 actions), controversy, right of setoff, cross-claim, counterclaim, or recoupment and any  
8 claim on contracts or for breaches of duties imposed by law or in equity, demand, right,  
9 action, lien, indemnity, guaranty, suit, obligation, liability, damage, judgment, account,  
10 defense, power, privilege, license, and franchise of any kind or character whatsoever,  
11 known, unknown, fixed or contingent, matured or unmatured, suspected or unsuspected,  
12 liquidated or unliquidated, disputed or undisputed, secured or unsecured, assertable  
13 directly or derivatively, whether arising before, on, or after the Petition Date, in contract  
14 or in tort, in law or in equity, or pursuant to any other theory of law (collectively, “Causes  
15 of Action”) it may have, and neither these Global Notes nor the Schedules and SOFA  
16 shall be deemed a waiver of any claims or Causes of Action or in any way prejudice or  
17 impair the assertion of such claims or Causes of Action.

18 **12. Summary of Significant Reporting Policies.** The following is a summary of significant  
19 reporting policies

- 20 • Undetermined Amounts. The description of an amount as “unknown” is not  
21 intended to reflect upon the materiality of such amount.
- 22 • Totals. All totals that are included in the Schedules and SOFA represent totals of  
23 all known amounts. To the extent there are unknown or undetermined amounts, the  
24 actual total maybe different than the listed total.

25 **13. Currency.** Unless otherwise indicated, all amounts are reflected in U.S. dollars.

26 **14. Setoffs.** The Debtor periodically incurs certain setoffs in the ordinary course of business.  
27 Setoffs in the ordinary course can result from various items including, but not limited to,  
28 intercompany transactions, pricing discrepancies, returns, refunds, negotiations and/or

disputes between the Debtor and its customers and/or suppliers. These normal setoffs are consistent with the ordinary course of business in the Debtor's industry and can be particularly voluminous, making it unduly burdensome and costly for the Debtor to list such ordinary course setoffs. Therefore, although such setoffs and other similar rights may have been accounted for when scheduling certain amounts, these ordinary course setoffs are not independently accounted for, and as such, are or may be excluded from the Debtor's Schedules and SOFA.

**15. Global Notes Control.** In the event that the Schedules or SOFA differ from any of the foregoing Global Notes, these Global Notes shall control.

**Specific Notes with Respect to the Debtor's Schedules of Assets and Liabilities**

The Schedules neither purport to represent financial statements prepared in accordance with GAAP, nor are they intended to be fully reconciled with the financial statements of the Debtor. Additionally, the Schedules contain unaudited information that is subject to further review and potential adjustment, and reflect the Debtor's reasonable best efforts to report the assets and liabilities of the Debtor. Moreover, given, among other things, questions about the characterization of certain assets and the valuation and nature of certain liabilities, to the extent that the Debtor shows more assets than liabilities, this is not an admission that such Debtor was solvent as of the Petition Date or at any time before the Petition Date. Likewise, to the extent the Debtor shows more liabilities than assets, this is not an admission that the Debtor was insolvent as of the Petition Date or at any time before the Petition Date.

**16. Schedule A/B, Part 1, Question 3 - Checking, savings, money market, or financial brokerage accounts**

As of September 18, 2021, the Debtor held two bank accounts at Wells Fargo Bank (Account Numbers ending. 8797 and 8805) in the aggregate amount of \$12,405.00, but it is the process of reviewing its bank statements to determine the amount remaining in each account at close of business on the date the bankruptcy petition was filed.

**17. Schedule A/B, Part 3, Question 10 – Accounts Receivable**

The Debtor only listed known accounts receivable as of September 18, 2021, *i.e.*, rent



1 arrears owed by NTHD Holdings, Inc. and Images Luxury Nail Lounge, Inc. The Debtor  
2 is continuing to review its books and records and may have additional accounts  
3 receivable, and it is not waiving any rights to collect or pursue any individual or entities  
4 for unpaid goods and services performed.

5 **18. Schedule A/B, Part 11, Question 74 – Causes of action against third parties**

6 The Debtor only listed active affirmative litigations on the Schedules. The Debtor may  
7 have other causes of action, and is not waiving any rights to pursue such causes of action  
8 in the future.

9 **19. Schedule D, Question 2.1 – List of Creditors Who Have Secured Claims**

10 With respect to the claim of CalPrivate Bank, who holds a first priority lien against the  
11 Debtor's personal property, it is the Debtor's understanding that while Hao Tang is not a  
12 personal guarantor of the underlying debt, a piece of real property in which she holds an  
13 interest was pledged as collateral for this debt.

14 **20. Schedule D, Question 2.2 – List of Creditors Who Have Secured Claims**

15 Based on the Debtor's investigation and lien search on the California Secretary of State  
16 database, the Debtor discovered a UCC-1 financing statement filed by Corporation  
17 Services Company against the Debtor on August 13, 2021. The Debtor is listing  
18 Corporation Service Company for noticing purpose only, as it believes the UCC-1  
19 financing statement relates to a non-debtor party. To the extent California Service  
20 Company is asserting a claim or lien against Debtor and estate assets, or acting as an agent  
21 for another secured creditor who asserts a claim or lien against Debtor and estate assets,  
22 the Debtor reserves all rights to dispute such claim.

23 **21. Schedule D, Question 2.3 – List of Creditors Who Have Secured Claims**

24 Based on the Debtor's investigation, U.S. Small Business Administration holds a second  
25 priority lien against the Debtor's personal property.

26 **22. Schedule E/F – Effect of Wages Order**

27 Pursuant to the *Order Authorizing Debtor and Debtor-In-Possession to Honor Certain*  
28 *Prepetition Employee Wages and Pay Necessary Independent Contractors in the Ordinary*

1 *Course Of Business* [Dkt No. 24] (the “Wages Order”), the Bankruptcy Court granted the  
2 Debtor authority to pay or honor certain prepetition obligations for non-insider wages,  
3 salaries, and other compensation obligations. The Debtor has not listed on Schedule E/F  
4 any wage or wage-related obligations that the Debtor was granted authority to pay  
5 pursuant to any order that has been entered by the Bankruptcy Court, including the Wages  
6 Order. The Debtor believes that all such claims have been, or will be, satisfied in the  
7 ordinary course during this Chapter 11 case pursuant to the authority granted in the Wages  
8 Order.

9 **23. Schedule H, Question 2 – Codebtors**

10 It is the Debtor’s understanding that while Hao Tang is not a personal guarantor for the  
11 claim of CalPrivate Bank, a piece of real property in which she holds an interest was  
12 pledged as collateral for the underlying debt.

13 **24. Schedule H, Question 2 – Codebtors**

14 Huy Nguyen dba Images, a Luxury Nail Lounge, is disclosed as a codebtor, in his  
15 capacity as the original lessee under those four retail leases listed in this section for  
16 premises located at (i) 6705 Quail Hill Parkway, Irvine, CA 92603; (ii) 6242 Irvine  
17 Boulevard, Irvine, CA 92620; (iii) 3881 Alton Parkway, Suite F, Irvine, CA 92606; and  
18 (iv) 2525 Eastbluff Dr., Newport Beach, CA 92660. Such leases were subsequently  
19 assigned by the lessee to the Debtor, but the operative documents memorializing the  
20 assignments expressly provide that Huy Nguyen dba Images Luxury Nail Salon “shall not  
21 be released from its obligations under the Lease, including but not limited to, any  
22 monetary obligations.”

23 **25. SOFA, Part 2, Question 3 – Certain Payments or Transfers to Creditors Within 90**  
24 **Days Before Filing this Case**

25 The Debtor is in the process of thoroughly reviewing its prepetition bank statements and  
26 will amend its SOFA to the extent it discovers any additional transfers to creditors in  
27 aggregate value of more than \$6,825.  
28

**26. SOFA, Part 2, Question 4 – Certain Payments or Transfers to Insiders Within 1  
Year Before Filing this Case**

The Debtor is in the process of thoroughly reviewing its prepetition bank statements and will amend its Schedules and SOFA to the extent any transfer to an insider in aggregate value of more than \$6,825 is discovered.

**27. SOFA, Part 9, Question 16 – Personally Identifiable Information of Customers**

The Debtor maintains a privacy policy of keeping personally identifiable information of its customers confidential.

**END OF GLOBAL NOTES**

**Fill in this information to identify the case:**

Debtor name **Summit Financial, Inc.**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **8:21-bk-12276-SC**

☐ Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☒ Other document that requires a declaration **Amended Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **10/4/2021**

**x**

Signature of individual signing on behalf of debtor

**Tony Nguyen**

Printed name

**General Manager**

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name **Summit Financial, Inc.**  
United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**  
Case number (if known): **8:21-bk-12276-SC**

☐ Check if this is an  
amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Irvine Westpark Plaza LLC 550 Newport Center Drive Newport Beach, CA 92660		Unpaid rent	Disputed			\$118,615.16
Los Olivos Marketplace LLC 550 Newport Center Drive Newport Beach, CA 92660		Unpaid rent	Disputed			\$104,956.92
Quail Hill Center LLC 550 Newport Center Drive Newport Beach, CA 92660		Unpaid rent	Disputed			\$191,513.99
The Irvine Company, LLC 550 Newport Center Drive Newport Beach, CA 92660		Unpaid rent	Disputed			\$140,390.10
Wells Fargo Bank, N.A. 420 Montgomery Street San Francisco, CA 94104						\$51,980.00
Woodbury Town Center LLC 550 Newport Center Drive Newport Beach, CA 92660		Unpaid rent	Disputed			\$197,237.38

Fill in this information to identify the case:

Debtor name **Summit Financial, Inc.**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **8:21-bk-12276-SC**

☐ Check if this is an amended filing

**Official Form 206Sum**  
**Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

**1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

<b>1a. Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <b>0.00</b>
<b>1b. Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <b>174,505.00</b>
<b>1c. Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <b>174,505.00</b>

**Part 2: Summary of Liabilities**

<b>2. Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <b>803,000.00</b>
<b>3. Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
<b>3a. Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <b>0.00</b>
<b>3b. Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <b>804,693.55</b>
<b>4. Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <b>1,607,693.55</b>

**Fill in this information to identify the case:**

Debtor name **Summit Financial, Inc.**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **8:21-bk-12276-SC**

☐ Check if this is an amended filing

## Official Form 206A/B Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.  
☒ Yes Fill in the information below.

**All cash or cash equivalents owned or controlled by the debtor**

**Current value of debtor's interest**

2. **Cash on hand**

**\$100.00**

3. **Checking, savings, money market, or financial brokerage accounts (Identify all)**  
Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

3.1. **Wells Fargo Bank**

**Checking Account**

**8797**

**\$12,405.00**

3.2. **Wells Fargo Bank**

**Checking Account**

**8805**

**\$0.00**

4. **Other cash equivalents (Identify all)**

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

**\$12,505.00**

**Part 2: Deposits and Prepayments**

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.  
☐ Yes Fill in the information below.

**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

- ☐ No. Go to Part 4.  
☒ Yes Fill in the information below.

Debtor Summit Financial, Inc. Case number (If known) 8:21-bk-12276-SC  
Name

11. **Accounts receivable**

11a. 90 days old or less: Unknown - Unknown = .... Unknown  
face amount doubtful or uncollectible accounts

11a. 90 days old or less: Unknown - Unknown = .... Unknown  
face amount doubtful or uncollectible accounts

11a. 90 days old or less: Unknown - Unknown = .... Unknown  
face amount doubtful or uncollectible accounts

11b. Over 90 days old: Unknown - Unknown = .... Unknown  
face amount doubtful or uncollectible accounts

11b. Over 90 days old: Unknown - Unknown = .... Unknown  
face amount doubtful or uncollectible accounts

11b. Over 90 days old: Unknown - Unknown = .... Unknown  
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

**Part 4: Investments**

13. **Does the debtor own any investments?**

- ☒ No. Go to Part 5.  
☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.  
☐ Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- ☒ No. Go to Part 7.  
☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- ☐ No. Go to Part 8.  
☒ Yes Fill in the information below.



Debtor Summit Financial, Inc. Case number (If known) 8:21-bk-12276-SC  
Name

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture Office furniture	\$95,000.00		\$90,000.00
40.	Office fixtures Spa chairs	\$70,000.00		\$65,000.00
41.	Office equipment, including all computer equipment and communication systems equipment and software Computer	\$8,000.00		\$7,000.00

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

**\$162,000.00**

44. **Is a depreciation schedule available for any of the property listed in Part 7?**

☒ No

☐ Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**

☒ No

☐ Yes

**Part 8: Machinery, equipment, and vehicles**

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

☒ No. Go to Part 9.

☐ Yes Fill in the information below.

**Part 9: Real property**

54. **Does the debtor own or lease any real property?**

☒ No. Go to Part 10.

☐ Yes Fill in the information below.

**Part 10: Intangibles and intellectual property**

59. **Does the debtor have any interests in intangibles or intellectual property?**

☒ No. Go to Part 11.

☐ Yes Fill in the information below.

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.

☒ Yes Fill in the information below.

Debtor Summit Financial, Inc.  
Name

Case number (If known) 8:21-bk-12276-SC

Current value of  
debtor's interest

71. **Notes receivable**  
Description (include name of obligor)
72. **Tax refunds and unused net operating losses (NOLs)**  
Description (for example, federal, state, local)
73. **Interests in insurance policies or annuities**
74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

Images Luxury Nail Lounge, Inc. vs. State of California

Unknown

Nature of claim Civil

Amount requested Unknown

Images Luxury Nail Lounge, Inc. et al v. Gavin Newson et al

Unknown

Nature of claim Civil

Amount requested Unknown

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**
76. **Trusts, equitable or future interests in property**
77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☒ No

☐ Yes

Debtor Summit Financial, Inc.  
Name

Case number (If known) 8:21-bk-12276-SC

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<b>\$12,505.00</b>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<b>\$0.00</b>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<b>\$0.00</b>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<b>\$0.00</b>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<b>\$0.00</b>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<b>\$0.00</b>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<b>\$162,000.00</b>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<b>\$0.00</b>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<b>\$0.00</b>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<b>\$0.00</b>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	<b>\$0.00</b>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<b>\$174,505.00</b>	<b>\$0.00</b>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<b>\$174,505.00</b>

**Fill in this information to identify the case:**

Debtor name **Summit Financial, Inc.**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **8:21-bk-12276-SC**

☐ Check if this is an amended filing

**Official Form 206D**

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
<b>2.1 CalPrivate Bank</b> Creditor's Name	<b>Describe debtor's property that is subject to a lien</b> <b>All personal property</b>	<b>\$653,000.00</b>	<b>\$174,505.00</b>
<b>9404 Genesee Ave. Ste 100</b> <b>La Jolla, CA 92037</b> Creditor's mailing address	<b>Describe the lien</b> <b>UCC-1</b>		
Creditor's email address, if known	<b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
<b>Date debt was incurred</b>	<b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
<b>Last 4 digits of account number</b>	<b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>1. CalPrivate Bank</b> <b>2. U.S. Small Business Administration</b>			

<b>2.2 Corporation Service Company, As Representative</b> Creditor's Name	<b>Describe debtor's property that is subject to a lien</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>P.O. BOX 2576</b> <b>Springfield, IL 62708</b> Creditor's mailing address	<b>Describe the lien</b> <b>Disputed UCC-1 Lien</b>		
<b>UCCSPREP@CSCINFO.COM</b> Creditor's email address, if known	<b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
<b>Date debt was incurred</b> <b>8/13/2021</b>	<b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
<b>Last 4 digits of account number</b>			

Debtor **Summit Financial, Inc.**  
Name

Case number (if known) **8:21-bk-12276-SC**

**Do multiple creditors have an interest in the same property?**

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☒ Disputed

**2.3 U.S. Small Business Administration**

Creditor's Name

**10737 Gateway West, #300  
El Paso, TX 79935**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**Describe debtor's property that is subject to a lien**

**All personal property**

**\$150,000.00**

**\$174,505.00**

**Describe the lien**

**UCC-1**

**Is the creditor an insider or related party?**

☒ No

☐ Yes

**Is anyone else liable on this claim?**

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

**\$803,000.00**

**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**MCA Servicing Company**

Line **2.2**

**U.S. Small Business Administration  
Office of General Counsel  
312 North Spring Street, 5th Floor  
Los Angeles, CA 90012**

Line **2.1**

Fill in this information to identify the case:

Debtor name **Summit Financial, Inc.**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **8:21-bk-12276-SC**

☐ Check if this is an amended filing

Official Form 206E/F

**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address <b>Cali Beauty Supplies</b> <b>8990 Westminster Ave</b> <b>Westminster, CA 92683</b>  Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed  Basis for the claim: <b><u>For Noticing Purposes</u></b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>\$0.00</b>
3.2	Nonpriority creditor's name and mailing address <b>Irvine Westpark Plaza LLC</b> <b>550 Newport Center Drive</b> <b>Newport Beach, CA 92660</b>  Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  Basis for the claim: <b><u>Unpaid rent</u></b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>\$118,615.16</b>
3.3	Nonpriority creditor's name and mailing address <b>Los Olivos Marketplace LLC</b> <b>550 Newport Center Drive</b> <b>Newport Beach, CA 92660</b>  Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  Basis for the claim: <b><u>Unpaid rent</u></b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>\$104,956.92</b>
3.4	Nonpriority creditor's name and mailing address <b>Quail Hill Center LLC</b> <b>550 Newport Center Drive</b> <b>Newport Beach, CA 92660</b>  Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed  Basis for the claim: <b><u>Unpaid rent</u></b>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>\$191,513.99</b>

Debtor **Summit Financial, Inc.** Case number (if known) **8:21-bk-12276-SC**  
Name

3.5 Nonpriority creditor's name and mailing address **The Irvine Company, LLC**  
**550 Newport Center Drive**  
**Newport Beach, CA 92660**  
Date(s) debt was incurred \_\_\_\_\_  
Last 4 digits of account number \_\_\_\_\_  
As of the petition filing date, the claim is: *Check all that apply.* **\$140,390.10**  
☐ Contingent  
☐ Unliquidated  
☒ Disputed  
Basis for the claim: **Unpaid rent**  
Is the claim subject to offset? ☒ No ☐ Yes

3.6 Nonpriority creditor's name and mailing address **Wells Fargo Bank, N.A.**  
**420 Montgomery Street**  
**San Francisco, CA 94104**  
Date(s) debt was incurred \_\_\_\_\_  
Last 4 digits of account number \_\_\_\_\_  
As of the petition filing date, the claim is: *Check all that apply.* **\$51,980.00**  
☐ Contingent  
☐ Unliquidated  
☐ Disputed  
Basis for the claim: \_\_\_\_\_  
Is the claim subject to offset? ☒ No ☐ Yes

3.7 Nonpriority creditor's name and mailing address **Woodbury Town Center LLC**  
**550 Newport Center Drive**  
**Newport Beach, CA 92660**  
Date(s) debt was incurred \_\_\_\_\_  
Last 4 digits of account number \_\_\_\_\_  
As of the petition filing date, the claim is: *Check all that apply.* **\$197,237.38**  
☐ Contingent  
☐ Unliquidated  
☒ Disputed  
Basis for the claim: **Unpaid rent**  
Is the claim subject to offset? ☒ No ☐ Yes

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	<b>Corporation Service Company Which Will Do Business in California as CSC - Lawyers Incorporating Service 2710 Gateway Oaks Drive, Suite 150N Sacramento, CA 95833</b>	Line <b>3.5</b> <input type="checkbox"/> Not listed. Explain _____	—
4.2	<b>Corporation Service Company Which Will Do Business in California as CSC - Lawyers Incorporating Service 2710 Gateway Oaks Drive, Suite 150N Sacramento, CA 95833</b>	Line <b>3.3</b> <input type="checkbox"/> Not listed. Explain _____	—
4.3	<b>Corporation Service Company Which Will Do Business in California as CSC - Lawyers Incorporating Service 2710 Gateway Oaks Drive, Suite 150N Sacramento, CA 95833</b>	Line <b>3.4</b> <input type="checkbox"/> Not listed. Explain _____	—
4.4	<b>Corporation Service Company Which Will Do Business in California as CSC - Lawyers Incorporating Service 2710 Gateway Oaks Drive, Suite 150N Sacramento, CA 95833</b>	Line <b>3.2</b> <input type="checkbox"/> Not listed. Explain _____	—
4.5	<b>Corporation Service Company Which Will Do Business in California as CSC - Lawyers Incorporating Service 2710 Gateway Oaks Drive, Suite 150N Sacramento, CA 95833</b>	Line <b>3.7</b> <input type="checkbox"/> Not listed. Explain _____	—

Debtor **Summit Financial, Inc.**  
Name

Case number (if known) **8:21-bk-12276-SC**

Name and mailing address

On which line in Part 1 or Part 2 is the  
related creditor (if any) listed?

Last 4 digits of  
account number, if  
any

4.6 **The Irvine Company, LLC**  
**c/o Bewley, Lassleben & Miller, LLP**  
**Attn: Ernie Park**  
**13215 E. Penn St., Suite 510**  
**Whittier, CA 90602**

Line **3.5**

☐ Not listed. Explain \_\_\_\_\_

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <b>0.00</b>
5b. +	\$ <b>804,693.55</b>
5c.	\$ <b>804,693.55</b>



**Fill in this information to identify the case:**

Debtor name **Summit Financial, Inc.**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **8:21-bk-12276-SC**

☐ Check if this is an amended filing

**Official Form 206G**

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B). *Property*

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest

**Retail Lease for 3881 Alton Parkway, Suite F, Irvine, CA 92606**

State the term remaining

List the contract number of any government contract

**Irvine Westpark Plaza LLC  
550 Newport Center Drive  
Newport Beach, CA 92660**

2.2. State what the contract or lease is for and the nature of the debtor's interest

**Retail Lease for 8597 Irvine Center Drive, Irvine, CA 92618**

State the term remaining

List the contract number of any government contract

**Los Olivos Marketplace LLC  
550 Newport Center Drive  
Newport Beach, CA 92660**

2.3. State what the contract or lease is for and the nature of the debtor's interest

**Retail lease for 6705 Quail Hill Parkway, Irvine, CA 92603**

State the term remaining

List the contract number of any government contract

**Quail Hill Center LLC  
550 Newport Center Drive  
Newport Beach, CA 92660**

2.4. State what the contract or lease is for and the nature of the debtor's interest

**Retail Lease for 2525 Eastbluff Dr., Newport Beach, CA 92660**

State the term remaining

List the contract number of any government contract

**The Irvine Company, LLC  
550 Newport Center Drive  
Newport Beach, CA 92660**

Debtor 1 **Summit Financial, Inc.**

First Name

Middle Name

Last Name

Case number (if known)

**8:21-bk-12276-SC**

## Additional Page if You Have More Contracts or Leases

### 2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest

**Retail Lease for 6242  
Irvine Boulevard, Irvine,  
CA 92620**

State the term remaining

List the contract number of any government contract

**Woodbury Town Center LLC  
550 Newport Center Drive  
Newport Beach, CA 92660**

Fill in this information to identify the case:

Debtor name **Summit Financial, Inc.**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known) **8:21-bk-12276-SC**

☐ Check if this is an amended filing

Official Form 206H  
**Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**

☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

☒ Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.**

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 **Huy Nguyen**

**PO Box 178  
Placentia, CA 92871**

**The Irvine Company,  
LLC**

☐ D \_\_\_\_\_  
☐ E/F \_\_\_\_\_  
☒ G **2.4**

2.2 **Huy Nguyen**

**PO Box 178  
Placentia, CA 92871**

**Quail Hill Center LLC**

☐ D \_\_\_\_\_  
☐ E/F \_\_\_\_\_  
☒ G **2.3**

2.3 **Huy Nguyen**

**PO Box 178  
Placentia, CA 92871**

**Irvine Westpark Plaza  
LLC**

☐ D \_\_\_\_\_  
☐ E/F \_\_\_\_\_  
☒ G **2.1**

2.4 **Huy Nguyen**

**PO Box 178  
Placentia, CA 92871**

**Woodbury Town  
Center LLC**

☐ D \_\_\_\_\_  
☐ E/F \_\_\_\_\_  
☒ G **2.5**

**Fill in this information to identify the case:**

Debtor name Summit Financial, Inc.

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 8:21-bk-12276-SC

☐ Check if this is an amended filing

**Official Form 207**

**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income**

**1. Gross revenue from business**

☐ None.

**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year**

**Sources of revenue**  
Check all that apply

**Gross revenue**  
(before deductions and exclusions)

**From the beginning of the fiscal year to filing date:**  
From 1/01/2021 to Filing Date

☒ Operating a business  
☐ Other \_\_\_\_\_

\$938,709.00

**For prior year:**  
From 1/01/2020 to 12/31/2020

☒ Operating a business  
☐ Other \_\_\_\_\_

\$807,628.00

**For year before that:**  
From 1/01/2019 to 12/31/2019

☒ Operating a business  
☐ Other \_\_\_\_\_

\$1,981,057.00

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

**Description of sources of revenue**

**Gross revenue from each source**  
(before deductions and exclusions)

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.

**Creditor's Name and Address**

**Dates**

**Total amount of value**

**Reasons for payment or transfer**  
*Check all that apply*

Debtor **Summit Financial, Inc.**Case number (if known) **8:21-bk-12276-SC**

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <b>Cali Beauty Supplies 8990 Westminster Ave Westminster, CA 92683</b>	<b>Monthly</b>	<b>\$34,387.00</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other___

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. <b>Hao Tang 260 Newport Center Dr. Newport Beach, CA 92660 CEO and Sole Shareholder</b>	<b>monthly</b>	<b>\$107,403.84</b>	<b>Contractual monthly payment to CalPrivate Bank; loan secured by property in which Hao Tang holds an interest</b>

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. <b>EDD Audit</b>	<b>Payroll audit</b>	<b>EDD</b>	<input type="checkbox"/> Pending <input checked="" type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. <b>The Irvine Company LLC v. Summit Financial, Inc., dba Images 30-2021-01216182-CU-BC-CJC</b>	<b>Breach of Contract</b>	<b>Superior Court of CA, County of Orange 700 W Civic Center Drive West Santa Ana, CA 92701</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

Debtor **Summit Financial, Inc.**Case number (if known) **8:21-bk-12276-SC**

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.3.	Images Luxury Nail Lounge, Inc. vs. State of California 30-2021-01198190-CU-MC-CJ C	Civil	Superior Court of CA, County of Orange 700 W Civic Center Drive West Santa Ana, CA 92701	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.4.	Images Luxury Nail Lounge, Inc, et al v. Gavin Newsom, et al 21-55890	Civil	U.S. Court of Appeals, 9th Circuit 125 S Grand Ave Pasadena, CA 91105	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.5.	Images Luxury Nail Lounge, Inc, et al v. Gavin Newsom, et al 8:21-cv-00385-JFW-PVC		U.S.D.C. Central Court of California 350 W 1st Street, Suite 4311 Los Angeles, CA 90012	<input type="checkbox"/> Pending <input checked="" type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.6.	Calm Ventures LLC v. Gavin Newsom et al 2:20-cv-11501-JFW-PVC	Civil	U.S.D.C. Central court of California 350 W 1st Street, Suite 4311 Los Angeles, CA 90012	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None
**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**
☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses****10. All losses from fire, theft, or other casualty within 1 year before filing this case.**
☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	<p>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.</p> <p>List unpaid claims on Official Form 106A/B (<i>Schedule A/B: Assets – Real and Personal Property</i>).</p>		

**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Debtor **Summit Financial, Inc.**

Case number (if known) **8:21-bk-12276-SC**

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.  Arent Fox LLP 555 West Fifth Street, 48th Floor Los Angeles, CA 90013-1065	Retainer	\$20,000 on 9/17/21, \$25,000 on 9/16/21, and \$25,000 9/15/21	\$70,000.00
Email or website address			
Who made the payment, if not debtor?			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.  
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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**Part 7: Previous Locations**

**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy From-To
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**Part 8: Health Care Bankruptcies**

**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:  
- diagnosing or treating injury, deformity, or disease, or  
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.  
☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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**Part 9: Personally Identifiable Information**

Debtor **Summit Financial, Inc.**

Case number (if known) **8:21-bk-12276-SC**

**16. Does the debtor collect and retain personally identifiable information of customers?**

- ☐ No.  
☒ Yes. State the nature of the information collected and retained.

**Names, email addresses, birth dates, phone numbers**

Does the debtor have a privacy policy about that information?

- ☐ No  
☒ Yes

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.  
☐ Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?  
Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

- ☒ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

- ☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

- ☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
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**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

- ☒ None

**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).



Debtor **Summit Financial, Inc.**Case number (if known) **8:21-bk-12276-SC**

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.****22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

- ☒ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**Part 13: Details About the Debtor's Business or Connections to Any Business****25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.  Dates business existed
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**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. <b>Chad Hoang 12034 Phoenix Dr. Cerritos, CA 90703</b>	

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☐ None

Debtor **Summit Financial, Inc.**

Case number (if known) **8:21-bk-12276-SC**

Name and address	Date of service From-To
26b.1. <b>Chad Hoang 12034 Phoenix Dr. Cerritos, CA 90703</b>	

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

Name and address	If any books of account and records are unavailable, explain why
26c.1. <b>Chad Hoang 12034 Phoenix Dr. Cerritos, CA 90703</b>	

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☐ None

Name and address
26d.1. <b>CalPrivate Bank 9404 Genesee Ave. Ste 100 La Jolla, CA 92037</b>
26d.2. <b>Wells Fargo Bank, N.A. 420 Montgomery Street San Francisco, CA 94104</b>
26d.3. <b>Irvine Westpark Plaza LLC 550 Newport Center Drive Newport Beach, CA 92660</b>
26d.4. <b>Los Olivos Marketplace LLC 550 Newport Center Drive Newport Beach, CA 92660</b>
26d.5. <b>Quail Hill Center LLC 550 Newport Center Drive Newport Beach, CA 92660</b>
26d.6. <b>The Irvine Company, LLC 550 Newport Center Drive Newport Beach, CA 92660</b>
26d.7. <b>Woodbury Town Center LLC 550 Newport Center Drive Newport Beach, CA 92660</b>
26d.8. <b>U.S. Small Business Administration 10737 Gateway West, #300 El Paso, TX 79935</b>

## 27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

- ☒ No  
☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
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28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people

Debtor **Summit Financial, Inc.**

Case number (if known) **8:21-bk-12276-SC**

in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Hao Tang	260 Newport Center Dr. Newport Beach, CA 92660	Chief Executive Officer	100%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No  
☐ Yes. Identify below.

30. **Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☒ No  
☐ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
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31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No  
☐ Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No  
☐ Yes. Identify below.

Name of the pension fund

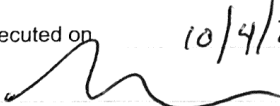
Employer Identification number of the parent corporation

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.  
18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10/4/21  
  
Signature of individual signing on behalf of the debtor

**Tony Nguyen**  
Printed name

Position or relationship to debtor **General Manager**

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No  
☐ Yes

**United States Bankruptcy Court**  
**Central District of California**

In re **Summit Financial, Inc.**

Debtor(s)

Case No. **8:21-bk-12276-SC**  
Chapter **11**

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Hao Tang</b> <b>260 Newport Center Dr.</b> <b>Newport Beach, CA 92660</b>	<b>Equity</b> <b>interests</b>		<b>100%</b>


**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP**

I, the **General Manager** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date

10/4/21

Signature

  
**Tony Nguyen**

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*

**STATEMENT OF RELATED CASES**  
**INFORMATION REQUIRED BY LBR 1015-2**  
**UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA**

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None

4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed at October 4, 2021, California.

Date: 10/4/21

  
Tony Nguyen  
Signature of Debtor 1

\_\_\_\_\_  
Signature of Debtor 2

B2030 (Form 2030) (12/15)

**United States Bankruptcy Court**  
**Central District of California**

In re **Summit Financial, Inc.**

Debtor(s)

Case No. **8:21-bk-12276-SC**  
Chapter **11**

**DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)**

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:
- |   |    |                                   |
|---|----|-----------------------------------|
| For legal services, I have agreed to accept .....           | \$ | <u>Hourly</u>                     |
| Prior to the filing of this statement I have received ..... | \$ | <u>See Employment Application</u> |
| Balance Due .....   | \$ | <u>See Employment Application</u> |
2. The source of the compensation paid to me was:
- ☐ Debtor ☒ Other (specify): See Employment Application
3. The source of compensation to be paid to me is:
- ☐ Debtor ☒ Other (specify): See Employment Application
4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.
- ☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.
5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:
- Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
  - Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
  - Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
  - Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
  - [Other provisions as needed]
- See Application for an Order Authorizing the Employment of Arent Fox LLP as General Bankruptcy and Restructuring Counsel for the Debtor and Debtor-in Possession, Effective as of September 18, 2021 ("Employment Application"), which will be filed shortly.**
6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

October 4, 2021  
Date

/s/ M. Douglas Flahaut  
**M. Douglas Flahaut**  
*Signature of Attorney*  
**Arent Fox LLP**  
**555 West Fifth Street, 48th Floor**  
**Los Angeles, CA 90013-1065**  
**213.629.7400 Fax: 213.629.7401**  
**Douglas.Flahaut@arentfox.com**  
*Name of law firm*

Attorney or Party Name, Address, Telephone & FAX Nos., and State Bar No. & Email Address <b>M. Douglas Flahaut</b> <b>555 West Fifth Street, 48th Floor</b> <b>Los Angeles, CA 90013-1065</b> <b>213.629.7400 Fax: 213.629.7401</b> California State Bar Number: <b>245558 CA</b> <b>Douglas.Flauhaut@arentfox.com</b>	FOR COURT USE ONLY
<input checked="" type="checkbox"/> <i>Attorney for: Debtor and Debtor-in-Possession</i>	
<p align="center"><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b></p>	
In re: <b>Summit Financial, Inc.</b>  <div style="text-align: right;">             Debtor(s),               Plaintiff(s),                Defendant(s).           </div>	CASE NO.: <b>8:21-bk-12276-SC</b> ADVERSARY NO.: CHAPTER: <b>11</b>  <div style="text-align: center;"> <b>CORPORATE OWNERSHIP STATEMENT PURSUANT TO FRBP 1007(a)(1) and 7007.1, and LBR 1007-4</b> </div> <div style="text-align: right;">             [No hearing]           </div>

*Pursuant to FRBP 1007(a)(1) and 7007.1, and LBR 1007-4, any corporation, other than a governmental unit, that is a debtor in a voluntary case or a party to an adversary proceeding or a contested matter shall file this Statement identifying all its parent corporations and listing any publicly held company, other than a governmental unit, that directly or indirectly own 10% or more of any class of the corporation's equity interest, or state that there are no entities to report. This Corporate Ownership Statement must be filed with the initial pleading filed by a corporate entity in a case or adversary proceeding. A supplemental statement must promptly be filed upon any change in circumstances that renders this Corporate Ownership Statement inaccurate.*

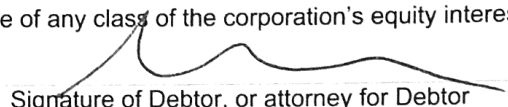
I, **Tony Nguyen**, the undersigned in the above-captioned case, hereby declare  
*(Print Name of Attorney or Declarant)*  
 under penalty of perjury under the laws of the United States of America that the following is true and correct:

**[Check the appropriate boxes and, if applicable, provide the required information.]**

1. I have personal knowledge of the matters set forth in this Statement because:
- ☒ I am the president or other officer or an authorized agent of the Debtor corporation
  - ☐ I am a party to an adversary proceeding
  - ☐ I am a party to a contested matter
  - ☐ I am the attorney for the Debtor corporation
- 2.a. ☐ The following entities, other than the debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:  
*[For additional names, attach an addendum to this form.]*
- b. ☒ There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

October 4, 2021  
Date

By:

  
Signature of Debtor, or attorney for Debtor

Name: **Tony Nguyen**

Printed name of Debtor, or attorney for  
Debtor



Attorney or Party Name, Address, Telephone & FAX Nos.,  
State Bar No. & Email Address  
**M. Douglas Flahaut**  
**555 West Fifth Street, 48th Floor**  
**Los Angeles, CA 90013-1065**  
**213.629.7400 Fax: 213.629.7401**  
**California State Bar Number: 245558 CA**  
**Douglas.Flahaut@arentfox.com**

FOR COURT USE ONLY

- ☐ Debtor(s) appearing without an attorney  
☒ Attorney for Debtor

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA**

In re:

**Summit Financial, Inc.**

CASE NO.: 8:21-bk-12276-SC  
CHAPTER: 11

**VERIFICATION OF MASTER  
MAILING LIST OF CREDITORS**

**[LBR 1007-1(a)]**

Debtor(s).

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 3 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date:

10/4/21

Signature of Debtor 1

Date:

Signature of Debtor 2 (joint debtor) ) (if applicable)

Date:

10/04/2021

/s/ M. Douglas Flahaut

Signature of Attorney for Debtor (if applicable)

Summit Financial, Inc.  
260 Newport Center Dr.  
Newport Beach, CA 92660

M. Douglas Flahaut  
Arent Fox LLP  
555 West Fifth Street, 48th Floor  
Los Angeles, CA 90013-1065

Cali Beauty Supplies  
8990 Westminster Ave  
Westminster, CA 92683

CalPrivate Bank  
9404 Genesee Ave. Ste 100  
La Jolla, CA 92037

Corporation Service Company Which  
Will Do Business in California as  
CSC - Lawyers Incorporating Service  
2710 Gateway Oaks Drive, Suite 150N  
Sacramento, CA 95833

Corporation Service Company, As  
Representative  
P.O. BOX 2576  
Springfield, IL 62708

Huy Nguyen  
PO Box 178  
Placentia, CA 92871

Irvine Westpark Plaza LLC  
550 Newport Center Drive  
Newport Beach, CA 92660

Los Olivos Marketplace LLC  
550 Newport Center Drive  
Newport Beach, CA 92660

MCA Servicing Company

Quail Hill Center LLC  
550 Newport Center Drive  
Newport Beach, CA 92660

The Irvine Company, LLC  
550 Newport Center Drive  
Newport Beach, CA 92660

The Irvine Company, LLC  
c/o Bewley, Lassleben & Miller, LLP  
Attn: Ernie Park  
13215 E. Penn St., Suite 510  
Whittier, CA 90602

U.S. Small Business Administration  
10737 Gateway West, #300  
El Paso, TX 79935

U.S. Small Business Administration  
Office of General Counsel  
312 North Spring Street, 5th Floor  
Los Angeles, CA 90012

Wells Fargo Bank, N.A.  
420 Montgomery Street  
San Francisco, CA 94104

Woodbury Town Center LLC  
550 Newport Center Drive  
Newport Beach, CA 92660