

ML MANAGER LLC
530 E. McDowell Road, Suite 107-601
Phoenix, AZ 85004

December 14, 2016

ML MANAGER LLC NEWSLETTER #43

Dear Investors:

The following are the significant events that have occurred since our last newsletter.

Rev Op Litigation

We are pleased to announce that we have signed a settlement agreement with the Rev Op group pursuant to which all appeals and lawsuits that were pending have been or will be dismissed with prejudice. The settlement agreement has already been approved by the Bankruptcy Court. Among other things, a judgment will be entered against the Rev Op Investor Group declaring that ML Manager is their Agent with an irrevocable agency with the power of attorney coupled with an interest. All their appeals that challenged this agency are being dismissed with prejudice. Additionally, the Rev Op group will reimburse ML Manager for \$775,000 of our attorney's fees and will bear the entire expense of their attorney's fees.

The 8th Distribution

As part of the settlement with the Rev Op group, we now have court approval to make the 8th Distribution that has been pending for over two years. Checks should be issued by the end of this week.

Vistoso II (Loan 858006)

Maracay Homes elected to terminate the sale agreement and cancel escrow for the sale of an approximately 40 acre portion of the property. They determined that the cost of infrastructure and site improvements were significantly higher than they anticipated. Our broker, Land Advisors Organization, has resumed its efforts to market this property and is continuing to market the third phase of the Vistoso II property to homebuilders as well.

Rightpath II (Loan 859806)

The prospective buyer of this property, Bella Flora Communities, has resumed its efforts to rezone and entitle the property. This process will take several months and the ultimate outcome remains to be determined.

Regarding the 16.7 acre property to the west of the stadium facilities, we continue to attempt to work with the City of Phoenix and the City of Glendale to address issues surrounding the potential sale of this property.

HH20 (Loan 858305)

Arizona Commercial Real Estate continues to market this property for sale.

Central and Monroe Settlement

As a result of the settlement of the Rev Op group litigation, we believe that our settlement with Fidelity Title Insurance Company, whereby they agreed to pay us \$300,000 and release another \$700,000 that was being held in escrow can now be consummated. The settlement agreement has been approved by the investors in C&M Loan LLC and the Bankruptcy Court.

Account Information.

Many investors have changed their addresses, phone numbers, and e-mail addresses. Please make sure that our records reflect your current information. In order to update your information it is necessary to complete an account change request form. These forms can be obtained by contacting us at mortgagesinfo@mtgltd.com.

If you have any questions, you may contact our office at 623-234-9560 or via email at mortgagesinfo@mtgltd.com. It is much more efficient for us to respond to written questions and we ask whenever possible, please communicate with us via email. Also, please also feel free to contact Karen Epstein at 480-948-6777.

Thank you for your support of our efforts.

Best Regards,

Elliott Pollack
Chairman