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8 STEPHEN J. DONELL

9 UNITED STATES DISTRICT COURT
10 CENTRAL DISTRICT OF CALIFORNIA

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12 FEDERAL TRADE COMMISSION,

13 Plaintiff,

14
15 v.

16 ASCEND CAPVENTURES INC., et al.,

17 Defendants.
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Case No. 2:24-CV-07660-SPG-JPR

**DECLARATION OF JENNIFER
GUILLEN IN SUPPORT OF EX
PARTE APPLICATION OF
RECEIVER, STEPHEN J. DONELL,
FOR ORDER AUTHORIZING
REJECTION OF WAREHOUSE
LEASE AND ABANDONMENT OF
ASSOCIATED WAREHOUSE
INVENTORY**

[Ex Parte Application; Declarations of
Stephen J. Donell and Joshua A. del
Castillo; and [Proposed] Order submitted
concurrently herewith]

Judge Hon. Sherilyn Peace Garnett

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DECLARATION OF JENNIFER GUILLEN

I, Jennifer Guillen, declare as follows:

1. I am the Director of Asset Management – Industrial for Taurus Investment Holdings, LLC, the representative of Dallas NLM TT, LLC (the "Landlord"), which serves as the landlord to Ascent Distribution, LLC pursuant to that certain Office/Warehouse Lease Agreement for the real property located at 901-904 Avenue N., Grand Prairie, Texas 75050 (the "Warehouse"). I have personal knowledge of the facts set forth in this Declaration and, if called as a witness, could and would testify competently to such facts under oath.

2. On February 3, 2025, I contacted counsel for Stephen J. Donell (the "Receiver") whom I understand to be the Court-appointed receiver in the above-entitled action to inquire as to the status of the Warehouse, which was leased in July 2022 to Ascent Distribution, LLC, an entity I understand to be under the Receiver's authority and control pursuant to orders issued by this Court. Specifically, I inquired as to if and when the Receiver would be in a position to return possession and control of the Warehouse to the Landlord, given that another tenant of the Landlord had recently offered to lease the Warehouse space if it could be made available by March 1, 2025, and further that it is my expectation that if the Warehouse can not be made available for lease to meet such tenant's space needs that such tenant would likely vacate the building in which the Warehouse is located at the expiration of such tenant's lease term.

3. The Landlord therefore believes its rights in property (the Warehouse) are affected by the present receivership. The Landlord would like to recover possession and control of the Warehouse as soon as practicable.

I declare under penalty of perjury that the foregoing is true and correct.
Executed on February 5, 2025, at Atlanta, Georgia.

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DocuSigned by:
Jennifer Guillen
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Jennifer Guillen