

**UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF FLORIDA**

**CASE NO.: 23-24903-CIV-JB**

SECURITIES AND EXCHANGE COMMISSION,

Plaintiff,

v.

RISHI KAPOOR, et al.,

Defendants.

---

**RECEIVER'S SECOND NOTICE OF FILING REGARDING  
PUBLICATION NOTICE FOR COMMODORE PROPERTIES**

Bernice C. Lee, as Receiver (“Receiver”) over the companies<sup>1</sup> listed herein (collectively, the “Receivership Companies”), files this notice in accordance with the Order Granting Receiver’s Motion to Approve Publication Notice Regarding Sale of Commodore Properties [DE 414] and advises that after the publication of the Notice (as described in the Order) in the Miami Herald and South Florida Sun Sentinel on September 10, 2025, and in the South Florida Business Journal on September 12, 2025, the Receiver has not received a bona fide offer which guarantees at least a 10% increase over the price referenced in the Notice.

*[signature block on following page]*

---

<sup>1</sup> The Receivership Companies include: Location Ventures, LLC, URBIN, LLC, Patriots United, LLC; Location Properties, LLC; Location Development, LLC; Location Capital, LLC; Location Ventures Resources, LLC; Location Equity Holdings, LLC; Location GP Sponsor, LLC; 515 Valencia Sponsor, LLC; LV Montana Sponsor, LLC; URBIN Founders Group, LLC; URBIN CG Sponsor, LLC; 515 Valencia Partners, LLC; LV Montana Phase I, LLC; Stewart Grove 1, LLC; Stewart Grove 2, LLC; Location Zamora Parent, LLC; URBIN Coral Gables Partners, LLC; URBIN Coconut Grove Partners, LLC; URBIN Miami Beach Partners, LLC; and URBIN Miami Beach II Phase 1, LLC.

Respectfully submitted,

By: /s/ Bernice C. Lee

Bernice C. Lee

*Receiver for the Receivership Entities*

KOZYAK TROPIN & THROCKMORTON, LLP

2525 Ponce de Leon Boulevard, 9<sup>th</sup> Floor

Coral Gables, Florida 33134

Tel: (305) 372-1800 / Fax: (305) 372-3508

Email: [blee@kttlaw.com](mailto:blee@kttlaw.com)

Florida Bar No. 0073535

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing was filed with the clerk of the Court using CM/ECF, and the foregoing document has been served via CM/ECF upon all counsel of record this 22nd day of September, 2025.

By: /s/ Bernice C. Lee

Bernice C. Lee