

Silver Star Properties REIT, Inc.



SILVER STAR
— PROPERTIES —

MEMORANDUM OPINION : HIGHLIGHTED POINTS

ALLEN HARTMAN, PLAINTIFF VS
SILVER STAR PROPERTIES REIT, DEFENDANT

Judge Anthony F. Vittoria, Associate Judge, Circuit Court for Baltimore City, signed his Opinion on January 21, 2025, noting the following regarding Al Hartman, the Plaintiff's credibility and the *Lis Pendens* impact on Defendant.

- I. Regarding the *Lis Pendens* and Hartman XXI - The Court finds Al Hartman to have credibility issues stemming from instances in which Plaintiff had been shown to be dishonest, including (1) his inclusion of Hartman XXI as party in this and another case without the approval of Hartman XXI's board of directors, (2) his filing of *lis pendens* in a related case without legal cause, and (3) intentional misrepresentations that he made in an e-mail sent in August of 2023.
- II. Regarding the impact of the *lis pendens* on Silver Star Properties REIT – “Starting on July 21, 2023 and continuing through early August, Plaintiff caused several *lis pendens* to be recorded on several of the properties held by Hartman SPE, Silver Star's subsidiary. The *lis pendens* interfered with Silver Star's ability to market its office building assets and put it in technical default on some of its debts, thereby jeopardizing the refinancing effort and potentially thwarting the Pivot Plan. Ultimately, Hartman SPE had to be put into bankruptcy. It took several months for the bankruptcy proceeding to result in the release of *the lis pendens*. **Silver Star incurred substantial costs as a result.**”

