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*Proposed Attorneys for Debtors and  
 Debtors in Possession*

**UNITED STATES BANKRUPTCY COURT**  
**NORTHERN DISTRICT OF CALIFORNIA**  
**SANTA ROSA DIVISION**

In re:

LEFEVER MATTSON, a California  
 corporation,

Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
 Tax ID No. 68-0197537

Chapter 11

In re:

CALIFORNIA INVESTMENT PROPERTIES,  
 a California corporation,

Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
 Tax ID No. 30-0289474

Chapter 11

In re:

HOME TAX SERVICE OF AMERICA, INC.,  
 dba LeFever Mattson Property Management,

Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
 Tax ID No. 68-0262554

Chapter 11

In re:

APAN PARTNERS LLC,

Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
 Tax ID No. [Unknown]

Chapter 11



1		Case No. 24-_____ (CN)
2	In re:	Tax ID No. 20-0164208
3	AUTUMN WOOD I, LP,	Chapter 11
4	Debtor.	
5	In re:	Case No. 24-_____ (CN)
6	BAY TREE, LP,	Tax ID No. 82-1071378
7	Debtor.	Chapter 11
8		
9	In re:	Case No. 24-_____ (CN)
10	BEACH PINE, LP,	Tax ID No. 83-2643272
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14	BISHOP PINE, LP,	Tax ID No. 83-2643038
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19	Debtor.	Chapter 11
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23	Debtor.	Chapter 11
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26	BUCKEYE TREE, LP,	Tax ID No. 88-2980108
27	Debtor.	Chapter 11
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2	BUR OAK, LP,	Tax ID No. 87-4699497
3	Debtor.	Chapter 11
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14	CHESTNUT OAK, LP,	Tax ID No. 87-4702239
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18	COUNTRY OAKS I, LP,	Tax ID No. 26-0860694
19	Debtor.	Chapter 11
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23	Debtor.	Chapter 11
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25	In re:	Case No. 24-_____ (CN)
26	DOUGLAS FIR INVESTMENTS, LP,	Tax ID No. 47-4674444
27	Debtor.	Chapter 11
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1	In re:	Case No. 24-_____ (CN)
2	FIRETREE I, LP,	Tax ID No. 82-3519393
3		Chapter 11
4	Debtor.	
5	In re:	Case No. 24-_____ (CN)
6	FIRETREE II, LP,	Tax ID No. 82-3519554
7		Chapter 11
8	Debtor.	
9	In re:	Case No. 24-_____ (CN)
10	FIRETREE III, LP,	Tax ID No. 82-3919655
11		Chapter 11
12	Debtor.	
13	In re:	Case No. 24-_____ (CN)
14	FOXTAIL PINE, LP,	Tax ID No. 83-2643197
15		Chapter 11
16	Debtor.	
17	In re:	Case No. 24-_____ (CN)
18	GINKO TREE, LP,	Tax ID No. 88-2960976
19		Chapter 11
20	Debtor.	
21	In re:	Case No. 24-_____ (CN)
22	GOLDEN TREE, LP,	Tax ID No. 82-1060045
23		Chapter 11
24	Debtor.	
25	In re:	Case No. 24-_____ (CN)
26	HAGAR PROPERTIES, LP,	Tax ID No. 04-3598044
27		Chapter 11
28	Debtor.	

1	In re:	Case No. 24-_____ (CN)
2	HEACOCK PARK APARTMENTS, LP,	Tax ID No. 46-3737509
3	Debtor.	Chapter 11
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5	In re:	Case No. 24-_____ (CN)
6	LEFEVER MATTSON I, LLC,	Tax ID No. 47-4960075
7	Debtor.	Chapter 11
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9	In re:	Case No. 24-_____ (CN)
10	LIVE OAK INVESTMENTS, LP,	Tax ID No. 47-3786181
11	Debtor.	Chapter 11
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13	In re:	Case No. 24-_____ (CN)
14	MONTEREY PINE, LP,	Tax ID No. 83-2644824
15	Debtor.	Chapter 11
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17	In re:	Case No. 24-_____ (CN)
18	NAPA ELM, LP,	Tax ID No. 54-2090332
19	Debtor.	Chapter 11
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21	In re:	Case No. 24-_____ (CN)
22	NUT PINE, LP,	Tax ID No. 83-2661795
23	Debtor.	Chapter 11
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25	In re:	Case No. 24-_____ (CN)
26	PINECONE, LP,	Tax ID No. 84-2395880
27	Debtor.	Chapter 11
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1	In re:	Case No. 24-_____ (CN)
2	REDBUD TREE, LP,	Tax ID No. 88-2961999
3		Chapter 11
4	Debtor.	
5	In re:	Case No. 24-_____ (CN)
6	RED CEDAR TREE, LP,	Tax ID No. 88-3572519
7		Chapter 11
8	Debtor.	
9	In re:	Case No. 24-_____ (CN)
10	RED MULBERRY TREE, LP,	Tax ID No. 88-3572594
11		Chapter 11
12	Debtor.	
13	In re:	Case No. 24-_____ (CN)
14	RED OAK, LP,	Tax ID No. 61-2022650
15		Chapter 11
16	Debtor.	
17	In re:	Case No. 24-_____ (CN)
18	RED OAK TREE, LP,	Tax ID No. 92-1008382
19		Chapter 11
20	Debtor.	
21	In re:	Case No. 24-_____ (CN)
22	RED SPRUCE TREE, LP,	Tax ID No. 92-0780568
23		Chapter 11
24	Debtor.	
25	In re:	Case No. 24-_____ (CN)
26	RIVER BIRCH, LP,	Tax ID No. 86-3020630
27		Chapter 11
28	Debtor.	

1	In re:	Case No. 24-_____ (CN)
2	RIVER TREE PARTNERS, LP,	Tax ID No. 81-3671554
3	Debtor.	Chapter 11
4		
5	In re:	Case No. 24-_____ (CN)
6	RIVER VIEW SHOPPING CENTER 1, LLC,	Tax ID No. 47-4186147
7	Debtor.	Chapter 11
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9	In re:	Case No. 24-_____ (CN)
10	RIVER VIEW SHOPPING CENTER 2, LLC,	Tax ID No. 47-4186476
11	Debtor.	Chapter 11
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13	In re:	Case No. 24-_____ (CN)
14	RT CAPITOL MALL, LP,	Tax ID No. 81-3775896
15	Debtor.	Chapter 11
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17	In re:	Case No. 24-_____ (CN)
18	RT GOLDEN HILLS, LP,	Tax ID No. 81-3708073
19	Debtor.	Chapter 11
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21	In re:	Case No. 24-_____ (CN)
22	SCOTCH PINE, LP,	Tax ID No. 86-3043628
23	Debtor.	Chapter 11
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25	In re:	Case No. 24-_____ (CN)
26	SEQUOIA INVESTMENT PROPERTIES, LP,	Tax ID No. 32-0136044
27	Debtor.	Chapter 11
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In re:  SIENNA POINTE, LLC,  Debtor.
In re:  SPRUCE PINE, LP,  Debtor.
In re:  TRADEWINDS APARTMENTS, LP,  Debtor.
In re:  VACA VILLA APARTMENTS, LP,  Debtor.
In re:  VALLEY OAK INVESTMENTS, LP,  Debtor.
In re:  WATERTREE I, LP,  Debtor.
In re:  WILLOW OAK, LP,  Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 47-4712579  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 84-2396399  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 54-2090326  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 54-2090327  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 47-3383417  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 82-3519819  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 87-4700495  
  
Chapter 11



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In re:  WINDSCAPE APARTMENTS, LLC,  Debtor.
In re:  WINDSCAPE APARTMENTS I, LP,  Debtor.
In re:  WINDSCAPE APARTMENTS II, LP,  Debtor.
In re:  WINDSCAPE HOLDINGS, LLC,  Debtor.
In re:  WINDTREE, LP,  Debtor.
In re:  YELLOW POPLAR, LP,  Debtor.

Case No. 24-10417 (CN)  
Tax ID No. 83-1597353  
  
Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 26-0860477  
  
Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 26-0860509  
  
Chapter 11

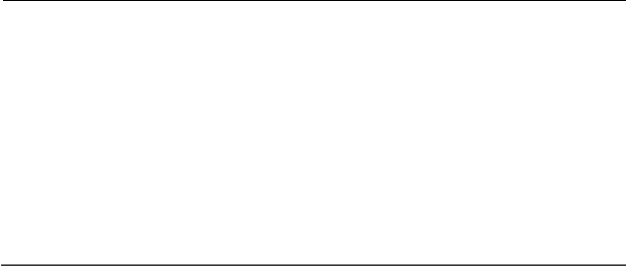
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 83-1608759  
  
Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 82-4974654  
  
Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 86-3043392  
  
Chapter 11

**MOTION OF DEBTORS FOR ENTRY OF  
AN ORDER (I) DIRECTING THE JOINT  
ADMINISTRATION OF THE DEBTORS'  
CHAPTER 11 CASES AND  
(II) GRANTING CERTAIN RELATED  
RELIEF**

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Date: TBD  
Time: TBD  
Place: United States Bankruptcy Court  
1300 Clay Street, Courtroom 215  
Oakland, CA 94612

LeFever Mattson, a California corporation (“LeFever Mattson”), and certain of its affiliates that are debtors and debtors in possession (the “Debtors”) in the above-captioned chapter 11 cases (the “Chapter 11 Cases”), hereby move (the “Motion”) this Court pursuant to sections 105(a) and 342(c)(1) of title 11 of the United States Code (the “Bankruptcy Code”), and Rules 1005, 1015(b), and 2002(n) of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) for entry of an order substantially in the form attached hereto as **Exhibit A**, directing the joint administration of the Chapter 11 Cases and the consolidation thereof for procedural purposes only, and granting certain related relief.

The facts and circumstances supporting this Motion are set forth in the *Declaration of Bradley D. Sharp in Support of Chapter 11 Petitions and First Day Motions* (the “Sharp Declaration”), filed contemporaneously herewith and incorporated by reference herein. Capitalized terms used but not defined herein have the meanings given to them in the Sharp Declaration.

## **MEMORANDUM OF POINTS AND AUTHORITIES**

### **I. JURISDICTION AND VENUE**

This Court has jurisdiction to consider this matter pursuant to 28 U.S.C. §§ 157 and 1334, the *Order Referring Bankruptcy Cases and Proceedings to Bankruptcy Judges*, General Order 24 (N.D. Cal.), and Rule 5011-1(a) of the Bankruptcy Local Rules. This is a core proceeding pursuant to 28 U.S.C. § 157(b). Venue is proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409.

### **II. BACKGROUND**

#### **A. General Background**

On the date hereof (the “Petition Date”), LeFever Mattson and the other Debtors filed voluntary petitions for relief under chapter 11 of the Bankruptcy Code. The Debtors continue to operate their businesses and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. No trustee, examiner, or official committee of unsecured creditors has been appointed in any case of the Debtors.

#### **B. LeFever Mattson**

LeFever Mattson manages a large real estate portfolio. Timothy LeFever and Kenneth W.

Mattson each own 50% of the equity in LeFever Mattson.

LeFever Mattson directly or indirectly controls or has ownership interests in 50 limited partnerships (collectively, the “LPs”) and eight limited liability companies (collectively, the “LLCs”), almost all of which are Debtors.<sup>1</sup> LeFever Mattson invests in real estate primarily through the LLCs and the LPs. LeFever Mattson also owns a small number of properties directly. This structure has allowed LeFever Mattson to pool capital by selling limited partnership or membership interests to outside investors, while typically reserving an ownership interest for itself as general partner or managing member.

LeFever Mattson also has ownership interests in four California corporations: Debtor Home Tax Service of America, Inc., dba LeFever Mattson Property Management, which provides property management services, including to those properties owned by the LPs and the LLCs; Debtor California Investment Properties, a California corporation (a real estate brokerage), and non-debtors Pineapple Bear, a California corporation (which offers hospitality and catering services), and Harrow Cellars, a California corporation (which operates a winery and related businesses).

As of the Petition Date, Bradley D. Sharp has been appointed the Chief Restructuring Officer of the Debtors. Since Mr. Sharp’s engagement on July 18, 2024, he has worked closely with the Debtors in their efforts to maximize enterprise value in the wake of what, in retrospect and on information and belief, was a decade or more of financial misconduct by Mr. Mattson.

### **III. REQUESTED RELIEF**

The Debtors, including Windscape Apartments, LLC, are affiliates of each other, and LeFever Mattson is the parent entity of the other Debtors. The organization chart attached as Exhibit 1 to the Sharp Declaration describes the ownership and corporate structure of the Debtors.

Through this Motion, the Debtors seek entry of an order, in substantially the form attached hereto as **Exhibit A**, directing the joint administration of the Chapter 11 Cases for procedural

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<sup>1</sup> Two LPs have not yet filed chapter 11 petitions.

purposes only. The Debtors respectfully request that the Court maintain one file and one docket for the Chapter 11 Cases under the case of LeFever Mattson, and that the Chapter 11 Cases be administered under the following consolidated caption (the “Proposed Caption”):

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SANTA ROSA DIVISION**

In re:

LEFEVER MATTSON, a California  
corporation, *et al.*,<sup>1</sup>

Debtors.

Lead Case No. 24-\_\_\_\_ (CN)

(Jointly Administered)

Chapter 11

<sup>1</sup> The last four digits of LeFever Mattson’s tax identification number are 7537. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors’ proposed claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.

The Debtors also request that a docket entry be entered on the docket in each of the Chapter 11 Cases other than LeFever Mattson, substantially as follows, to reflect the joint administration of these Chapter 11 Cases:

An order has been entered in this case in accordance with Rule 1015(b) of the Federal Rules of Bankruptcy Procedure directing the procedural consolidation and joint administration of LeFever Mattson and its affiliate debtors. All further pleadings and other papers shall be filed in, and all further docket entries shall be made in, the docket of LeFever Mattson, Case No. 24-(\_\_\_\_), and such docket should be consulted for all matters affecting this chapter 11 case.

1     **IV.     AUTHORITY FOR RELIEF REQUESTED**

2             Bankruptcy Rule 1015(b) provides, in relevant part, that “[i]f a joint petition or two or more  
3 petitions are pending in the same court by or against . . . a debtor and an affiliate, the court may  
4 order a joint administration of the estates.” Fed. R. Bankr. P. 1015(b).

5             The Debtors are “affiliates,” as that term is defined in section 101(2) of the Bankruptcy  
6 Code. 11 U.S.C. § 101(2) (definitions of affiliate including an “entity that directly or indirectly  
7 owns, controls, or holds with power to vote, 20 percent or more of the outstanding voting securities  
8 of the debtor . . .”). Accordingly, this Court is authorized pursuant to Bankruptcy Rule 1015(b)  
9 to grant the relief requested. An order of joint administration relates to the routine administration  
10 of a case and may be entered by the Court in its sole discretion on an *ex parte* basis.

11             The joint administration of the Chapter 11 Cases will have several benefits, including  
12 (a) permitting the Clerk of the Court to utilize a single general docket for these Chapter 11 Cases  
13 and combine notices to creditors of the Debtors’ respective estates and other parties in interest;  
14 (b) avoiding the need for duplicative notices, motions and applications, thereby saving the Debtors’  
15 estates time and expense; (c) enabling parties in interest to have a single point of reference for all  
16 matters relevant to these Chapter 11 Cases; (d) significantly reducing the volume of pleadings that  
17 otherwise would be filed with the Clerk of this Court; (e) rendering the completion of various  
18 administrative tasks less costly; and (f) minimizing the number of unnecessary delays associated  
19 with the administration of separate chapter 11 cases.

20             Additionally, because this is not a motion for the substantive consolidation of the Debtors’  
21 estates, the rights of parties in interest will not be prejudiced or otherwise affected in any way by  
22 the entry of an order directing the joint administration of the Chapter 11 Cases for procedural  
23 purposes only.

24             Pursuant to section 342(c)(1) of the Bankruptcy Code, “[i]f notice is required to be given  
25 by the debtor to a creditor . . . such notice shall contain the name, address, and last 4 digits of the  
26 taxpayer identification number of the debtor.” The Proposed Caption either contains or provides  
27 a link to the required information and, therefore, satisfies the terms of section 342(c) of the  
28 Bankruptcy Code.

For the reasons set forth above, the Debtors respectfully submit that the relief requested herein is in the best interests of the Debtors, their estates, creditors and other parties in interest, and, therefore, should be granted.

**V. NOTICE**

Notice of this Motion will be provided to (i) the United States Trustee; (ii) the Secured Lenders; (iii) the parties listed on the Debtors' consolidated *List of Creditors Who Have the 30 Largest Unsecured Claims and Are Not Insiders*; and (iv) those persons who have formally appeared in these Chapter 11 Cases and requested service pursuant to Bankruptcy Rule 2002. Based on the urgency of the circumstances surrounding this Motion and the nature of the relief requested herein, the Debtors respectfully submit that no further notice is required.

**WHEREFORE**, the Debtors respectfully request that the Court enter an order, substantially in the form attached hereto as **Exhibit A**, and such other and further relief as the Court may deem just and appropriate.

Dated: September 12, 2024

**KELLER BENVENUTTI KIM LLP**

By: /s/ Thomas B. Rupp

Thomas B. Rupp

*Proposed Attorneys for Debtors and  
Debtors in Possession*

**KELLER BENVENUTTI KIM LLP**  
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SAN FRANCISCO, CALIFORNIA 94105

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**Exhibit A**  
**(Proposed Order)**



**KELLER BENVENUTTI KIM LLP**  
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San Francisco, California 94105  
Telephone: (415) 496-6723  
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*Proposed Attorneys for Debtors and  
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**UNITED STATES BANKRUPTCY COURT**  
**NORTHERN DISTRICT OF CALIFORNIA**  
**SANTA ROSA DIVISION**

In re:

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dba LeFever Mattson Property Management,

Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 68-0262554

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7	Debtor.	Chapter 11
8		
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11	Debtor.	Chapter 11
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14	BEACH PINE, LP,	Tax ID No. 83-2643272
15	Debtor.	Chapter 11
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18	BISHOP PINE, LP,	Tax ID No. 83-2643038
19	Debtor.	Chapter 11
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22	BLACK WALNUT, LP,	Tax ID No. 47-2451858
23	Debtor.	Chapter 11
24		
25	In re:	Case No. 24-_____ (CN)
26	BUCK AVENUE APARTMENTS, LP,	Tax ID No. 54-2090323
27	Debtor.	Chapter 11
28		

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3	Debtor.	Chapter 11
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7	Debtor.	Chapter 11
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9	In re:	Case No. 24-_____ (CN)
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11	Debtor.	Chapter 11
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15	Debtor.	Chapter 11
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23	Debtor.	Chapter 11
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26	DIVI DIVI TREE, L.P.,	Tax ID No. 71-0926806
27	Debtor.	Chapter 11
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In re:  DOUGLAS FIR INVESTMENTS, LP,  Debtor.
In re:  FIRETREE I, LP,  Debtor.
In re:  FIRETREE II, LP,  Debtor.
In re:  FIRETREE III, LP,  Debtor.
In re:  FOXTAIL PINE, LP,  Debtor.
In re:  GINKO TREE, LP,  Debtor.
In re:  GOLDEN TREE, LP,  Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 47-4674444  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 82-3519393  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 82-3519554  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 82-3919655  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 83-2643197  
  
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Tax ID No. 88-2960976  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 82-1060045  
  
Chapter 11

1	In re:	Case No. 24-_____ (CN)
2	HAGAR PROPERTIES, LP,	Tax ID No. 04-3598044
3	Debtor.	Chapter 11
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5	In re:	Case No. 24-_____ (CN)
6	HEACOCK PARK APARTMENTS, LP,	Tax ID No. 46-3737509
7	Debtor.	Chapter 11
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9	In re:	Case No. 24-_____ (CN)
10	LEFEVER MATTSON I, LLC,	Tax ID No. 47-4960075
11	Debtor.	Chapter 11
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13	In re:	Case No. 24-_____ (CN)
14	LIVE OAK INVESTMENTS, LP,	Tax ID No. 47-3786181
15	Debtor.	Chapter 11
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17	In re:	Case No. 24-_____ (CN)
18	MONTEREY PINE, LP,	Tax ID No. 83-2644824
19	Debtor.	Chapter 11
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21	In re:	Case No. 24-_____ (CN)
22	NAPA ELM, LP,	Tax ID No. 54-2090332
23	Debtor.	Chapter 11
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25	In re:	Case No. 24-_____ (CN)
26	NUT PINE, LP,	Tax ID No. 83-2661795
27	Debtor.	Chapter 11
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In re:  PINECONE, LP,  Debtor.
In re:  REDBUD TREE, LP,  Debtor.
In re:  RED CEDAR TREE, LP,  Debtor.
In re:  RED MULBERRY TREE, LP,  Debtor.
In re:  RED OAK, LP,  Debtor.
In re:  RED OAK TREE, LP,  Debtor.
In re:  RED SPRUCE TREE, LP,  Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 84-2395880  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 88-2961999  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 88-3572519  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 88-3572594  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 61-2022650  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 92-1008382  
  
Chapter 11  
  
Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 92-0780568  
  
Chapter 11

1	In re:	Case No. 24-_____ (CN)
2	RIVER BIRCH, LP,	Tax ID No. 86-3020630
3	Debtor.	Chapter 11
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5	In re:	Case No. 24-_____ (CN)
6	RIVER TREE PARTNERS, LP,	Tax ID No. 81-3671554
7	Debtor.	Chapter 11
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9	In re:	Case No. 24-_____ (CN)
10	RIVER VIEW SHOPPING CENTER 1, LLC,	Tax ID No. 47-4186147
11	Debtor.	Chapter 11
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13	In re:	Case No. 24-_____ (CN)
14	RIVER VIEW SHOPPING CENTER 2, LLC,	Tax ID No. 47-4186476
15	Debtor.	Chapter 11
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17	In re:	Case No. 24-_____ (CN)
18	RT CAPITOL MALL, LP,	Tax ID No. 81-3775896
19	Debtor.	Chapter 11
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21	In re:	Case No. 24-_____ (CN)
22	RT GOLDEN HILLS, LP,	Tax ID No. 81-3708073
23	Debtor.	Chapter 11
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25	In re:	Case No. 24-_____ (CN)
26	SCOTCH PINE, LP,	Tax ID No. 86-3043628
27	Debtor.	Chapter 11
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1	In re:	Case No. 24-_____ (CN)
2	SEQUOIA INVESTMENT PROPERTIES, LP,	Tax ID No. 32-0136044
3	Debtor.	Chapter 11
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5	In re:	Case No. 24-_____ (CN)
6	SIENNA POINTE, LLC,	Tax ID No. 47-4712579
7	Debtor.	Chapter 11
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9	In re:	Case No. 24-_____ (CN)
10	SPRUCE PINE, LP,	Tax ID No. 84-2396399
11	Debtor.	Chapter 11
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13	In re:	Case No. 24-_____ (CN)
14	TRADEWINDS APARTMENTS, LP,	Tax ID No. 54-2090326
15	Debtor.	Chapter 11
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17	In re:	Case No. 24-_____ (CN)
18	VACA VILLA APARTMENTS, LP,	Tax ID No. 54-2090327
19	Debtor.	Chapter 11
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21	In re:	Case No. 24-_____ (CN)
22	VALLEY OAK INVESTMENTS, LP,	Tax ID No. 47-3383417
23	Debtor.	Chapter 11
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25	In re:	Case No. 24-_____ (CN)
26	WATERTREE I, LP,	Tax ID No. 82-3519819
27	Debtor.	Chapter 11
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In re:  WILLOW OAK, LP,  Debtor.
In re:  WINDSCAPE APARTMENTS, LLC,  Debtor.
In re:  WINDSCAPE APARTMENTS I, LP,  Debtor.
In re:  WINDSCAPE APARTMENTS II, LP,  Debtor.
In re:  WINDSCAPE HOLDINGS, LLC,  Debtor.
In re:  WINDTREE, LP,  Debtor.
In re:  YELLOW POPLAR, LP,  Debtor.

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 87-4700495

Chapter 11

Case No. 24-10417 (CN)  
Tax ID No. 83-1597353

Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 26-0860477

Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 26-0860509

Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 83-1608759

Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 82-4974654

Chapter 11

Case No. 24-\_\_\_\_\_ (CN)  
Tax ID No. 86-3043392

Chapter 11

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**[PROPOSED] ORDER (I) DIRECTING  
THE JOINT ADMINISTRATION OF  
THE DEBTORS' CHAPTER 11 CASES  
AND (II) GRANTING CERTAIN  
RELATED RELIEF**

Date: TBD

Time: TBD

Place: United States Bankruptcy Court  
1300 Clay Street, Courtroom 215  
Oakland, CA 94612

1           Upon the *Motion of Debtors for Entry of an Order (I) Directing the Joint Administration*  
2 *of the Debtors' Chapter 11 Cases and (II) Granting Certain Related Relief* (the "Motion"),<sup>2</sup> filed  
3 by the Debtors; and upon consideration of the Sharp Declaration, the statements of counsel and  
4 the evidence adduced with respect to the Motion; and this Court having found that (i) the Court  
5 has jurisdiction to consider this matter pursuant to 28 U.S.C. §§ 157 and 1334, the Order Referring  
6 Bankruptcy Cases and Proceedings to Bankruptcy Judges, General Order 24 (N.D. Cal. Feb. 22,  
7 2016), and Rule 5011-1(a) of the Bankruptcy Local Rules for the United States District Court for  
8 the Northern District of California; (ii) venue is proper in this district pursuant to 28 U.S.C. §§  
9 1408 and 1409; (iii) this is a core proceeding pursuant to 28 U.S.C.  
10 § 157(b); and (iv) notice of the Motion was sufficient under the circumstances; and this Court,  
11 after due deliberation, having found and determined that the relief requested in the Motion is in  
12 the best interests of the Debtors, their estates, and their creditors and good and sufficient cause  
13 having been shown;

14           **IT IS HEREBY ORDERED THAT:**

- 15           1.       The Motion is granted as set forth herein.
- 16           2.       The above-captioned Chapter 11 Cases shall be and hereby are consolidated for  
17 procedural purposes only and shall be administered jointly. The Clerk of the Court shall maintain  
18 one file and one docket for all of the Chapter 11 Cases, which file and docket shall be the file and  
19 docket for Debtor LeFever Mattson (the "Main Case"), Case No. 24-\_\_\_\_ (CN).
- 20           3.       The caption of the jointly administered cases shall read as follows:

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28 <sup>2</sup> Capitalized terms not otherwise defined herein shall have the meanings given to them in the Motion.

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA  
SANTA ROSA DIVISION

In re:

LEFEVER MATTSON, a California  
corporation, *et al.*,<sup>1</sup>

Debtors.

Lead Case No. 24- (CN)

(Jointly Administered)

Chapter 11

<sup>1</sup> The last four digits of LeFever Mattson's tax identification number are 7537. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' proposed claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.

4. All pleadings and notices shall be captioned as indicated in the preceding paragraph, and all original docket entries shall be made in the case of LeFever Mattson, in Case No. 24- (CN). The consolidated caption satisfies the requirements of section 342(c)(1) of the Bankruptcy Code and Bankruptcy Rules 1005 and 2002(n) in all respects.

5. An entry shall be made on the dockets of each of the Chapter 11 Cases, other than the docket maintained for the Chapter 11 Case of LeFever Mattson, as follows:

An order has been entered in this case in accordance with Rule 1015(b) of the Federal Rules of Bankruptcy Procedure directing the procedural consolidation and joint administration of LeFever Mattson and its affiliate debtors. All further pleadings and other papers shall be filed in, and all further docket entries shall be made in, the docket of LeFever Matton, Case No. 24-( ), and such docket should be consulted for all matters affecting this chapter 11 case.

6. The terms of this Order are immediately effective and enforceable upon its entry.

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7. This Court shall retain jurisdiction to hear and determine all matters arising from or related to the implementation, interpretation, or enforcement of this Final Order.

**\*\*END OF ORDER\*\***