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The following constitutes the order of the Court.**Signed: November 18, 2024**

Charles Novack
U.S. Bankruptcy Judge

*Attorneys for the Debtors and
Debtors in Possession*

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

In re:

LEFEVER MATTSON, a California
corporation, *et al.*,¹

Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**ORDER APPROVING CASH
COLLATERAL STIPULATIONS****[Related to Dkt. Nos. 17, 233, 234, 239,
240, 241, and 242]****Date:** November 8, 2024**Time:** 11:00 a.m. (Pacific Time)**Place:** United States Bankruptcy Court
1300 Clay Street
Courtroom 215
Oakland, CA 94612

¹ 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' 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.



Upon consideration of the *Motion of Debtors for Interim and Final Orders Authorizing Debtors to Use Cash Collateral* (the “Motion”),² filed by the above-captioned debtors and debtors in possession (the “Debtors”), and the six Stipulations (defined below) entered into by and between certain Debtors and certain secured lenders; the Court having reviewed the Motion, the Sharp Declaration, the Stipulations, and having considered the statements of counsel and the evidence adduced with respect to the Motion at a hearing before the Court at the above-captioned date and time, with appearances as noted on the record (the “Hearing”); and the Court having found that (i) the Court has jurisdiction to consider the Motion and the Stipulations and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334, and the *Order Referring Bankruptcy Cases and Proceedings to Bankruptcy Judges*, General Order 24 and Rule 5011-1(a) of the Bankruptcy Local Rules for the United States District Court for the Northern District of California; (ii) venue is proper in this district pursuant to 28 U.S.C. §§ 1408 and 1409; (iii) this is a core proceeding pursuant to 28 U.S.C. § 157(b); (iv) notice of the Motion, the Stipulations, and the Hearing was sufficient under the circumstances; and (v) good cause exists to waive the requirements imposed by Bankruptcy Rule 4001(b)(2), to the extent either is applicable; and after due deliberation the Court having determined that the relief requested in the Motion and the Stipulations is in the best interests of the Debtors, their estates, and their creditors; and good and sufficient cause having been shown;

IT IS HEREBY ORDERED THAT:

1. The following six stipulations (the “Stipulations”) are approved:
 - a. *Stipulation for Use of Cash Collateral (Duggans Mission Chapel)* by and between Duggans Mission Chapel and Debtor Windscape Apartments LLC, filed on October 29, 2024 [Dkt. No. 233].
 - b. *Stipulation for Use of Cash Collateral (Frank Bragg Revocable Trust)* by and between Frank Bragg Revocable Trust dated as of June 5, 2002, and Debtor Firetree III, LP, filed on October 29, 2024 [Dkt. No. 234].

² Capitalized terms not otherwise defined herein shall have the meanings given to them in the Motion.

c. *Stipulation for Use of Cash Collateral* by and between Umpqua Bank and Debtors Autumn Wood I, LP; Pinewood Condominiums, LP; and Vaca Villa Apartments, LP, filed on November 1, 2024 [Dkt. No. 239].

d. *Stipulation for Use of Cash Collateral* by and between Umpqua Bank and Debtor River Birch, LP, filed on November 1, 2024 [Dkt. No. 240].

e. *Stipulation for Use of Cash Collateral* by and between Umpqua Bank and Debtor RT Golden Hills LP, filed on November 1, 2024 [Dkt. No. 241].

f. *Stipulation for Use of Cash Collateral* by and between Umpqua Bank and Debtor Sienna Pointe, LLC, filed on November 1, 2024 [Dkt. No. 242].

2. Nothing contained in the Motion, the Stipulations, or this Order is intended to be or shall be construed as (i) an admission as to the validity or invalidity of any claim against the Debtors or any collateral; (ii) a waiver of the Debtors', any creditor's, or any appropriate party in interest's rights to assert or dispute the amount of, basis for, or validity of any claim against the Debtors or any collateral; (iii) a waiver of any claims or causes of action that may exist in favor of or against any creditor or interest holder; or (iv) an approval, assumption, adoption, or rejection of any agreement, contract, lease, program, or policy between the Debtors and any third party under section 365 of the Bankruptcy Code.

3. The Debtors are hereby authorized to take such actions and to execute such documents as may be necessary to implement the relief granted by this Order.

4. The Court retains exclusive jurisdiction with respect to all matters arising from or related to the implementation, interpretation, and enforcement of this Order.

**** END OF ORDER ****

Approved as to Form:

PACHULSKI STANG ZIEHL & JONES LLP

By: /s/ Jason H. Rosell
Jason H. Rosell

Attorneys for the Official Committee of Unsecured Creditors

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