

KELLER BENVENUTTI KIM LLP
425 MARKET STREET, 26TH FLOOR
SAN FRANCISCO, CALIFORNIA 94105

1 **KELLER BENVENUTTI KIM LLP**
2 TOBIAS S. KELLER (Cal. Bar No. 151445)
3 (tkeller@k bkllp.com)
4 DAVID A. TAYLOR (Cal. Bar No. 247433)
5 (dtaylor@k bkllp.com)
6 THOMAS B. RUPP (Cal. Bar No. 278041)
7 (trupp@k bkllp.com)
8 425 Market Street, 26th Floor
9 San Francisco, California 94105
10 Telephone: (415) 496-6723
11 Facsimile: (650) 636-9251

12 *Attorneys for the Debtors and*
13 *Debtors in Possession*

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

17 In re:
18 LEFEVER MATTSON, a California
19 corporation, *et al.*,¹
20 Debtors.

21 Lead Case No. 24-10545 (CN)
22 (Jointly Administered)

23 Chapter 11

24 **NOTICE OF HEARING ON MOTION OF**
25 **DEBTORS FOR ORDER (I) AUTHORIZING**
26 **CERTAIN DEBTORS TO ENTER INTO POST-**
27 **PETITION INTERCOMPANY AGREEMENT**
28 **WITH PINEAPPLE BEAR; (II) GRANTING**
ADMINISTRATIVE EXPENSE CLAIMS; AND
(III) GRANTING RELATED RELIEF

Date: April 16, 2025
Time: 11:00 a.m. (Pacific Time)
Place: **(In Person or Via Zoom)**
United States Bankruptcy Court
1300 Clay Street, Courtroom 215
Oakland, CA 94612

Objection Deadline: April 9, 2025

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.



1 **TO: THE UNITED STATES BANKRUPTCY COURT, THE OFFICE OF THE UNITED**
2 **STATES TRUSTEE, THE OFFICIAL COMMITTEE OF UNSECURED CREDITORS,**
3 **AND OTHER PARTIES IN INTEREST:**

4 **PLEASE TAKE NOTICE** that on August 6, 2024, Windscape Apartments, LLC filed a
5 voluntary petition for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy
6 Code") with the United States Bankruptcy Court for the Northern District of California (Santa
7 Rosa Division) (the "Bankruptcy Court").

8 **PLEASE TAKE FURTHER NOTICE** that on September 12, 2024, LeFever Mattson, a
9 California corporation ("LeFever Mattson"), and 57 affiliated entities (the "September 12
10 Debtors") filed voluntary petitions for relief under chapter 11 of the Bankruptcy Code.

11 **PLEASE TAKE FURTHER NOTICE** that on October 2, 2024, Pinewood
12 Condominiums, LP and Ponderosa Pines, LP, both affiliates of LeFever Mattson, filed voluntary
13 petitions for relief under chapter 11 of the Bankruptcy Code (the "October 2 Debtors," and
14 collectively with Windscape Apartments, LLC and the September 12 Debtors, the "Debtors"). The
15 bankruptcy cases of the Debtors are being jointly administered for procedural purposes only (the
16 "Chapter 11 Cases").

17 **PLEASE TAKE FURTHER NOTICE** that on March 26, 2025, the Debtors filed the
18 *Motion of Debtors for Order (I) Authorizing Certain Debtors to Enter into Post-Petition*
19 *Intercompany Agreement with Pineapple Bear; (II) Granting Administrative Expense Claims; and*
20 *(III) Granting Related Relief* (the "Motion").²

21 **PLEASE TAKE FURTHER NOTICE** that the hearing on the Motion has been set for
22 **April 16, 2025, at 11:00 a.m. (Pacific Time)**, before the Honorable Charles Novack, United States
23 Bankruptcy Judge.

24 **PLEASE TAKE FURTHER NOTICE** that, pursuant to Local Bankruptcy Rule
25 9014-1(c)(2), any objections to granting the Motion must be filed with the Bankruptcy Court and
26 served on counsel to the Debtors no later than **April 9, 2025**.

27 **PLEASE TAKE FURTHER NOTICE** that counsel, parties, and other interested parties
28 may attend in person in Courtroom 215 in Oakland, by Zoom video, or by Zoom telephone.
Additional information is available on Judge Novack's Procedures page on the Bankruptcy Court's
website, and information on how to attend the hearing by Zoom will be included with each calendar
posted under Judge Novack's Calendar on the Bankruptcy Court's website. If you have questions
about how to participate in a video or telephonic hearing, you may contact the court by calling
888-821-7606 or by using the Live Chat feature on the Bankruptcy Court's website at
www.canb.uscourts.gov.

PLEASE TAKE FURTHER NOTICE that a copy of the Motion and its supporting
documents can be viewed and/or obtained by: (i) accessing the Bankruptcy Court's website at
<http://www.canb.uscourts.gov>, (ii) contacting the Office of the Clerk of the Court at 450 Golden
Gate Avenue, San Francisco, CA 94102, or (iii) from the Debtors' claims and noticing agent, KCC
dba Verita Global, at the following web address: <https://www.veritaglobal.net/LM>, or by calling
(877) 709-4751 (toll free) for U.S. and Canada-based parties; or (424) 236-7231 for International

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

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parties or by e-mail at: www.veritaglobal.net/lm/inquiry. Note that a PACER password is needed to access documents on the Bankruptcy Court's website.

Dated: March 26, 2025

KELLER BENVENUTTI KIM LLP

By: /s/ Thomas B. Rupp

Thomas B. Rupp

Attorneys for the Debtors and Debtors in Possession