

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

**KELLER BENVENUTTI KIM LLP**  
 TOBIAS S. KELLER (Cal. Bar No. 151445)  
 (tkeller@kbbkllp.com)  
 DAVID A. TAYLOR (Cal. Bar No. 247433)  
 (dtaylor@kbbkllp.com)  
 THOMAS B. RUPP (Cal. Bar No. 278041)  
 (trupp@kbbkllp.com)  
 425 Market Street, 26th Floor  
 San Francisco, California 94105  
 Telephone: (415) 496-6723  
 Facsimile: (650) 636-9251

*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.*,<sup>1</sup>

Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**MONTHLY PROFESSIONAL FEE  
 STATEMENT FOR SSL LAW FIRM  
 LLP [JANUARY 1, 2025, THROUGH  
 JANUARY 31, 2025]**

**Objection Deadline: April 25, 2025**

<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' 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.



**TO THE NOTICE PARTIES IDENTIFIED IN THE INTERIM FEE ORDER:**

**NOTICE IS HEREBY GIVEN** that SSL Law Firm LLP (“SSL”), real estate counsel to LeFever Mattson, a California corporation, and certain of its affiliates who are debtors and debtors in possession (collectively, the “Debtors”) in the above-captioned chapter 11 cases, hereby files its Monthly Professional Fee Statement for the period of January 1, 2025, through January 31, 2025 (the “Monthly Fee Statement”). Pursuant to the *Order Granting Motion of Debtors to Establish Procedures for Interim Compensation and Reimbursement of Expenses of Professionals* [Dkt. No. 356] (the “Interim Fee Order”)<sup>1</sup> entered by the Court on November 18, 2024, the total legal fees and costs expended by KBK on account of the Debtors for the period of January 1, 2025, through January 31, 2025, are as follows:

Period	Fees	Expenses	Total
January 1, 2025 – January 31, 2025	\$43,765.00	\$10.00	\$43,775.00
Net Total Allowed Payments this Statement Period: (80% of Fees and 100% of Costs)	\$35,012.00	\$10.00	\$35,022.00

The itemized billing statements for the fees and costs billed to the Debtors are attached hereto as **Exhibit A**. Notice Parties have ten (10) days from the date of service of this Monthly Fee Statement to file an objection thereto. Pursuant to the Interim Fee Order, if no objection is filed by April 25, 2025, SSL may file a certificate of no objection with the Court after which the Debtors, without further order of the Court, may pay SSL an amount equal to 80% of the fees and 100% of the expenses requested in the Monthly Fee Statement.

If an objection is timely served and SSL is unable to reach a resolution with the objecting party, SSL may (i) file a certificate of partial objection with the Court after which the Debtors, without further order of the Court, may pay SSL an amount equal to 80% of the fees and 100% of

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<sup>1</sup> Capitalized terms not otherwise defined herein shall have the meanings given to them in the Interim Fee Order.

1 the expenses to which there was no objection, or (ii) forego payment of such amounts until the  
2 next hearing to consider interim or final fee applications.

3  
4 Dated: April 15, 2025

**KELLER BENVENUTTI KIM LLP**

5  
6 By: /s/ Thomas B. Rupp

7 Thomas B. Rupp

8 *Attorneys for the Debtors and Debtors in*  
9 *Possession*  
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**Exhibit A**

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1 Post Street, Suite 2100  
San Francisco, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00008

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

**Attention:** Mr. Bradley D. Sharp

RE: *Compass; Addendum to Residential Listing Agreements; 453/457/459 2nd Street West, Sonoma, CA*

### **NOTICE OF ADDRESS CHANGE**

Please note as of January 20, 2025, SSL Law Firm LLP is at its new location of:

**1 Post Street, Suite 2100  
San Francisco, CA 94104**

To ensure that payments are received and posted to your account in a timely manner, please be sure to update your records accordingly. We appreciate your business and look forward to the continued opportunity of working with you. Please feel free to call us at (415) 814-6400 or email us at [billing@sslfirm.com](mailto:billing@sslfirm.com) if you have any questions or concerns.

Sincerely,

SSL Law Firm LLP

LeFever Mattson  
 c/o Development Specialists, Inc.  
 333 S. Grand Avenue, Suite 4100  
 Los Angeles, CA 90071-1544

April 10, 2025

Invoice: 179846

**Attention:** Mr. Bradley D. Sharp

**Payment Now Due:**

**\$560.00**

RE: 4476-00008 / *Compass; Addendum to Residential Listing Agreements; 453/457/459 2nd Street West, Sonoma, CA*

# **PROFESSIONAL FEES**

Date	Initials	Description	Hours	Amount
01/30/2025	KRM	Review email correspondence from M. Tegelaar and M. Gotthardt regarding Broker's comments to Addendum to Listing Agreement.	0.20	160.00
01/30/2025	KRM	Revise Addendum to Listing Agreement.	0.50	400.00
			Sub-total Fees:	\$560.00

## **Timekeeper Summary**

Kim R. McLellan	Partner	KRM	0.70	Hours	\$800.00/hr	560.00
			Total hours:	0.70		\$560.00
						Total Current Billing: \$560.00
						<b>Total Now Due: \$560.00</b>



1 POST STREET, SUITE 2100  
SAN FRANCISCO, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

Tax ID Number: 94-3397499

**REMITTANCE COPY**

*Return with Payment*

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

Invoice No.: 179846

Invoice Date: 4/10/2025

**Amount Due: \$560.00**

RE: 4476-00008 / *Compass; Addendum to Residential Listing Agreements; 453/457/459 2nd Street West, Sonoma, CA*

***PLEASE REMIT WIRE/ACH PAYMENTS TO\*\*:***

Bank of America, N.A.  
Routing No.: 121000358  
Account No.: 325000568191  
Swift Code (US): BOFAUS3N  
Swift Code (foreign): BOFAUS6S  
Account Holder:  
SSL Law Firm LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104

**\*\* PLEASE EMAIL REMITTANCE INFORMATION, INCLUDING INVOICE NUMBERS PAID TO:  
BILLING@SSLFIRM.COM**

*PLEASE NOTE: Sender shall bear all wire/ACH transaction fees (including those levied by the originating and/or intermediary banks). The amount specified to be transferred via wire/ACH will be credited in full to receiver's account. Any transaction fees are debited separately from sender's account by the originating bank in addition to the amount sent to receiver.*

***PLEASE REMIT CHECK PAYMENTS TO:***

Accounts Receivable  
SSL LAW FIRM LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104



1 Post Street, Suite 2100  
San Francisco, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00002

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

**Attention:** Mr. Bradley D. Sharp

RE: *Marcus & Millichap; Listing Agreement*

### **NOTICE OF ADDRESS CHANGE**

Please note as of January 20, 2025, SSL Law Firm LLP is at its new location of:

**1 Post Street, Suite 2100  
San Francisco, CA 94104**

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Sincerely,

SSL Law Firm LLP



LeFever Mattson  
 c/o Development Specialists, Inc.  
 333 S. Grand Avenue, Suite 4100  
 Los Angeles, CA 90071-1544

April 10, 2025

Invoice: 179840

**Attention:** Mr. Bradley D. Sharp

**Payment Now Due:**

**\$8,160.00**

RE: 4476-00002 / *Marcus & Millichap; Listing Agreement*

**PROFESSIONAL FEES**

Date	Initials	Description	Hours	Amount
01/03/2025	KRM	Review Broker's draft Listing Agreement.	0.40	320.00
01/03/2025	KRM	Review email correspondence correspondence from D. Taylor and G. Gotthardt.	0.20	160.00
01/03/2025	KRM	Prepare comments to Listing Agreement.	0.60	480.00
01/03/2025	SS	Review Listing Agreement.	0.40	320.00
01/06/2025	KRM	Review email correspondence from D. Taylor and G. Gotthardt.	0.20	160.00
01/06/2025	KRM	Further prepare and circulate comments to Listing Agreement.	2.20	1,760.00
01/06/2025	SS	Call with team bankruptcy regarding listing agreement process.	0.80	640.00
01/06/2025	SS	Review revised Listing Agreement.	0.60	480.00
01/06/2025	SS	Review revised listing agreement and revise same.	0.90	720.00
01/08/2025	KRM	Further revise Listing Agreement.	1.10	880.00
01/08/2025	KRM	Circulate Listing Agreement to bankruptcy team.	0.20	160.00
01/08/2025	SS	Revise Listing Agreement.	0.50	400.00
01/09/2025	KRM	Exchange email correspondence with D. Taylor, B. Sharp, G. Gotthardt and L. Gotguelf.	0.20	160.00
01/09/2025	KRM	Revise Listing Agreement.	0.30	240.00
01/09/2025	KRM	Telephone conference with L. Gotguelf.	0.20	160.00
01/29/2025	KRM	Review email correspondence from R. Kochavi.	0.20	160.00
01/29/2025	KRM	Revise Listing Agreement.	0.30	240.00
01/29/2025	KRM	Prepare email correspondence correspondence to G. Gotthardt regarding Listing Agreement.	0.10	80.00
01/30/2025	KRM	Review email correspondence correspondece from L. Gotguelf.	0.40	320.00
01/30/2025	KRM	Revise Listing Agreement to incorporate Property List.	0.40	320.00
Sub-total Fees:				<u>\$8,160.00</u>

**Timekeeper Summary**

Kim R. McLellan	Partner	KRM	7.00	Hours	\$800.00/hr	5,600.00
Sally Shekou	Partner	SS	3.20	Hours	\$800.00/hr	2,560.00
		Total hours:	10.20			\$8,160.00
Total Current Billing:						\$8,160.00
<b>Total Now Due:</b>						<b>\$8,160.00</b>



1 POST STREET, SUITE 2100  
SAN FRANCISCO, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

Tax ID Number: 94-3397499

**REMITTANCE COPY**  
*Return with Payment*

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

Invoice No.: 179840  
Invoice Date: 4/10/2025  
  
**Amount Due: \$8,160.00**

RE: 4476-00002 / Marcus & Millichap; Listing Agreement

---

***PLEASE REMIT WIRE/ACH PAYMENTS TO\*\*:***

Bank of America, N.A.  
Routing No.: 121000358  
Account No.: 325000568191  
Swift Code (US): BOFAUS3N  
Swift Code (foreign): BOFAUS6S  
Account Holder:  
SSL Law Firm LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104

**\*\* PLEASE EMAIL REMITTANCE INFORMATION, INCLUDING INVOICE NUMBERS PAID TO:  
BILLING@SSLFIRM.COM**

*PLEASE NOTE: Sender shall bear all wire/ACH transaction fees (including those levied by the originating and/or intermediary banks). The amount specified to be transferred via wire/ACH will be credited in full to receiver's account. Any transaction fees are debited separately from sender's account by the originating bank in addition to the amount sent to receiver.*

---

***PLEASE REMIT CHECK PAYMENTS TO:***

Accounts Receivable  
SSL LAW FIRM LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104



1 Post Street, Suite 2100  
San Francisco, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00006

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

**Attention:** Mr. Bradley D. Sharp

RE: *Title Matters; Cornerstone Property, 23570 Arnold Drive, 72 Wagner Road, 100 Wagner Road, and 200 Wagner Road, Sonoma, CA*

### **NOTICE OF ADDRESS CHANGE**

Please note as of January 20, 2025, SSL Law Firm LLP is at its new location of:

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San Francisco, CA 94104**

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Sincerely,

SSL Law Firm LLP

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

April 10, 2025

Invoice: 179844

**Attention:** Mr. Bradley D. Sharp

**Payment Now Due:**

**\$11,460.00**

RE: 4476-00006 / *Title Matters; Cornerstone Property, 23570 Arnold Drive, 72 Wagner Road, 100 Wagner Road, and 200 Wagner Road, Sonoma, CA*

**PROFESSIONAL FEES**

Date	Initials	Description	Hours	Amount
01/16/2025	SS	Correspondence regarding Deed of Trust issue.	0.20	160.00
01/22/2025	BV	Review documents and property history in connection with Deed of Trust correction and research Sonoma County requirements and government code regarding re-recording.	2.80	1,260.00
01/22/2025	ERM	Confer with B. Veverka and S. Shekou regarding issues related to recording correction deed of trust and review background documentation regarding deed of trust.	0.50	400.00
01/22/2025	SS	Confer with E. Murphy regarding deed of trust correction.	0.20	160.00
01/23/2025	BV	Research and analysis regarding correction of Deed of Trust issues.	2.10	945.00
01/23/2025	ERM	Participate in telephone conference with T. Rupp, S. Shekou and B. Veverka regarding corrected Deed of Trust and review email correspondence regarding same.	0.40	320.00
01/23/2025	SS	Review deed of trust terms.	0.30	240.00
01/23/2025	SS	Call with T. Rupp, E. Murphy and B. Veverka regarding deed of trust correction process.	0.40	320.00
01/23/2025	SS	Review correspondence from B. Veverka regarding deed of trust.	0.10	80.00
01/27/2025	BV	Review and analysis regarding correction and property issues related to Deed of Trust.	0.60	270.00
01/27/2025	BV	Review property profiles for all parcels.	1.50	675.00
01/27/2025	BV	Review title materials in connection with priority issues.	1.60	720.00
01/27/2025	BV	Prepare documentation for re-recording.	0.80	360.00
01/27/2025	BV	Confer with Title Company regarding rerecording issues.	0.40	180.00
01/27/2025	BV	Review recording service options.	0.30	135.00
01/27/2025	ERM	Confer with B. Veverka regarding mark-up to Deed of Trust.	0.30	240.00
01/27/2025	ERM	Review email correspondence regarding Deed of Trust.	0.20	160.00

01/27/2025	SS	Review files regarding Deed of Trust correction.	0.40	320.00
01/27/2025	SS	Confer with B. Veverka and E. Murphy regarding Deed of Trust.	0.30	240.00
01/28/2025	BV	Review of original Deed of Trust correction mark-up and email correspondence and follow-up regarding approval and execution of same.	1.00	450.00
01/28/2025	ERM	Prepare corrective Deed of Trust.	1.00	800.00
01/28/2025	ERM	Email correspondence with T. Rupp regarding corrective Deed of Trust.	0.30	240.00
01/28/2025	SS	Review correspondences with T. Rupp regarding Deed of Trust correction issues.	0.20	160.00
01/29/2025	BV	Coordination regarding execution and delivery of corrected Deed of Trust for recordation.	1.50	675.00
01/29/2025	BV	Email correspondence and follow-up regarding Deed of Trust.	0.30	135.00
01/29/2025	ERM	Review email correspondence from bankruptcy team regarding lender comments to Correction Deed of Trust and execution.	1.00	800.00
01/29/2025	SS	Review correspondence from bankruptcy team regarding Deed of Trust correction.	0.20	160.00
01/30/2025	BV	Coordination of compilation and preparation of original corrective Deed of Trust for Re-Recordation and follow-up regarding same.	1.90	855.00

Sub-total Fees: \$11,460.00

**Timekeeper Summary**

Elizabeth R. Murphy	Partner	ERM	3.70	Hours	\$800.00/hr	2,960.00
Sally Shekou	Partner	SS	2.30	Hours	\$800.00/hr	1,840.00
Betsy Veverka	Real Estate Specialist	BV	14.80	Hours	\$450.00/hr	6,660.00
Total hours:			20.80			

\$11,460.00

Total Current Billing: \$11,460.00

**Total Now Due: \$11,460.00**



1 POST STREET, SUITE 2100  
SAN FRANCISCO, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

Tax ID Number: 94-3397499

## **REMITTANCE COPY**

*Return with Payment*

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

Invoice No.: 179844  
Invoice Date: 4/10/2025  
  
**Amount Due: \$11,460.00**

RE: 4476-00006 / Title Matters; Cornerstone Property, 23570 Arnold Drive, 72 Wagner Road, 100 Wagner Road, and 200 Wagner Road, Sonoma, CA

---

***PLEASE REMIT WIRE/ACH PAYMENTS TO\*\*:***

Bank of America, N.A.  
Routing No.: 121000358  
Account No.: 325000568191  
Swift Code (US): BOFAUS3N  
Swift Code (foreign): BOFAUS6S  
Account Holder:  
SSL Law Firm LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104

**\*\* PLEASE EMAIL REMITTANCE INFORMATION, INCLUDING INVOICE NUMBERS PAID TO:  
BILLING@SSLFIRM.COM**

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---

***PLEASE REMIT CHECK PAYMENTS TO:***

Accounts Receivable  
SSL LAW FIRM LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104



1 Post Street, Suite 2100  
San Francisco, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00005

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

**Attention:** Mr. Bradley D. Sharp

RE: *Sotheby's International Realty, Inc.; Listing Agreements*

### **NOTICE OF ADDRESS CHANGE**

Please note as of January 20, 2025, SSL Law Firm LLP is at its new location of:

**1 Post Street, Suite 2100  
San Francisco, CA 94104**

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Sincerely,

SSL Law Firm LLP



LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

April 10, 2025

Invoice: 179843

**Attention:** Mr. Bradley D. Sharp

**Payment Now Due:**

**\$4,090.00**

RE: 4476-00005 / *Sotheby's International Realty, Inc.; Listing Agreements*

# PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
01/22/2025	KRM	Review Broker's proposed Residential Listing Agreement and associated disclosures.	0.50	400.00
01/22/2025	KRM	Exchange email correspondence with G. Gotthardt regarding Residential Listing Agreement.	0.20	160.00
01/22/2025	KRM	Prepare Addendum to Residential Listing Agreement.	1.10	880.00
01/23/2025	KRM	Exchange email correspondence with G. Gotthardt.	0.10	80.00
01/23/2025	KRM	Revise Addendum to Residential Listing Agreement.	0.30	240.00
01/24/2025	KRM	Exchange email correspondence with G. Gotthardt.	0.20	160.00
01/24/2025	KRM	Revise Addendum to Residential Listing Agreement.	0.30	240.00
01/28/2025	KRM	Review revised Listing Agreements.	0.30	240.00
01/28/2025	KRM	Prepare email correspondence correspondence to G. Gotthardt regarding Listing Agreements.	0.20	160.00
01/29/2025	KRM	Review Listing Agreements.	0.20	160.00
01/29/2025	KRM	Exchange email correspondence with G. Gotthadt and D. Casabonne regarding Residential Listing Agreement.	0.20	160.00
01/30/2025	KRM	Further review Listing Agreements and Addenda.	1.00	800.00
01/30/2025	KRM	Exchange email correspondence with M. Bradley.	0.10	80.00
01/30/2025	KRM	Exchange email correspondence correspondence with G. Gotthardt.	0.20	160.00
01/30/2025	KRM	Telephone conference with M. Bradley.	0.20	160.00
Sub-total Fees:				<u>\$4,080.00</u>

## Timekeeper Summary

Kim R. McLellan	Partner	KRM	<u>5.10</u>	Hours	\$800.00/hr	<u>4,080.00</u>
Total hours:			5.10			\$4,080.00

EXPENSES

Date	Description	Amount
01/23/2025	Michigan SOS.	10.00
Sub-total Expenses:		<u>\$10.00</u>
Total Current Billing:		<u>\$4,090.00</u>
Total Now Due:		<b>\$4,090.00</b>



1 POST STREET, SUITE 2100  
SAN FRANCISCO, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

Tax ID Number: 94-3397499

## **REMITTANCE COPY**

*Return with Payment*

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

Invoice No.: 179843  
Invoice Date: 4/10/2025  
  
**Amount Due: \$4,090.00**

RE: 4476-00005 / Sotheby's International Realty, Inc.; Listing Agreements

---

### ***PLEASE REMIT WIRE/ACH PAYMENTS TO\*\*:***

Bank of America, N.A.  
Routing No.: 121000358  
Account No.: 325000568191  
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Swift Code (foreign): BOFAUS6S  
Account Holder:  
SSL Law Firm LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104

**\*\* PLEASE EMAIL REMITTANCE INFORMATION, INCLUDING INVOICE NUMBERS PAID TO:  
BILLING@SSLFIRM.COM**

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### ***PLEASE REMIT CHECK PAYMENTS TO:***

Accounts Receivable  
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San Francisco, CA 94104



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San Francisco, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00004

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

**Attention:** Mr. Bradley D. Sharp

RE: *Listing Agreement; Sonoma's Best Hospitality Group Portfolio, Sonoma, CA*

### **NOTICE OF ADDRESS CHANGE**

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San Francisco, CA 94104**

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Sincerely,

SSL Law Firm LLP

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

April 10, 2025

Invoice: 179842

**Attention:** Mr. Bradley D. Sharp

**Payment Now Due:**

**\$4,000.00**

RE: 4476-00004 / *Listing Agreement; Sonoma's Best Hospitality Group  
Portfolio, Sonoma, CA*

# PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
01/10/2025	KRM	Review CBRE's proposed Listing Agreement.	0.50	400.00
01/10/2025	KRM	Prepare comments to Listing Agreement.	1.70	1,360.00
01/13/2025	KRM	Further prepare and circulate comments to Listing Agreement.	0.50	400.00
01/21/2025	KRM	Exchange email correspondence with J. Rosell.	0.10	80.00
01/21/2025	KRM	Circulate redline comparison against final Marcus & Millichap Listing Agreement.	0.10	80.00
01/22/2025	KRM	Circulate revised Listing Agreement.	0.10	80.00
01/25/2025	KRM	Review CBRE's comments to Listing Agreement.	0.20	160.00
01/25/2025	KRM	Prepare email correspondence G. Gotthardt regarding comments.	0.20	160.00
01/28/2025	KRM	Review email correspondence from M. Min.	0.10	80.00
01/28/2025	KRM	Revise Listing Agreement.	0.30	240.00
01/28/2025	KRM	Prepare email correspondence to G. Gotthardt regarding Listing Agreement.	0.10	80.00
01/29/2025	KRM	Circulate revised Listing Agreement to M. Min.	0.10	80.00
01/29/2025	KRM	Exchange email correspondence with G. Gotthardt regarding Listing Agreement.	0.10	80.00
01/30/2025	KRM	Review email correspondence from M. Min (.1) and review CBRE's final changes to Listing Agreement (.1).	0.20	160.00
01/30/2025	KRM	Revise Listing Agreement.	0.30	240.00
01/30/2025	KRM	Email correspondence to G. Gotthardt and G. Albert.	0.20	160.00
01/30/2025	KRM	Exchange email correspondence with G. Albert.	0.20	160.00
Sub-total Fees:				<u>\$4,000.00</u>

Timekeeper Summary

Kim R. McLellan	Partner	KRM	5.00	Hours	\$800.00/hr	4,000.00
		Total hours:	5.00			\$4,000.00
					Total Current Billing:	\$4,000.00
					Total Now Due:	\$4,000.00



1 POST STREET, SUITE 2100  
SAN FRANCISCO, CA 94104  
TELEPHONE: 415.814.6400  
FACSIMILE: 415.814.6401  
billing@sslfirm.com

Tax ID Number: 94-3397499

## **REMITTANCE COPY**

*Return with Payment*

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

Invoice No.: 179842  
Invoice Date: 4/10/2025  
  
**Amount Due: \$4,000.00**

RE: 4476-00004 / Listing Agreement; Sonoma's Best Hospitality Group Portfolio, Sonoma, CA

---

### ***PLEASE REMIT WIRE/ACH PAYMENTS TO\*\*:***

Bank of America, N.A.  
Routing No.: 121000358  
Account No.: 325000568191  
Swift Code (US): BOFAUS3N  
Swift Code (foreign): BOFAUS6S  
Account Holder:  
SSL Law Firm LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104

**\*\* PLEASE EMAIL REMITTANCE INFORMATION, INCLUDING INVOICE NUMBERS PAID TO:  
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### ***PLEASE REMIT CHECK PAYMENTS TO:***

Accounts Receivable  
SSL LAW FIRM LLP  
1 Post Street, Suite 2100  
San Francisco, CA 94104



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April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00003

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

**Attention:** Mr. Bradley D. Sharp

RE: *Preperation for Property Sales and Creation of Purchase and Sale Forms*

### **NOTICE OF ADDRESS CHANGE**

Please note as of January 20, 2025, SSL Law Firm LLP is at its new location of:

**1 Post Street, Suite 2100  
San Francisco, CA 94104**

To ensure that payments are received and posted to your account in a timely manner, please be sure to update your records accordingly. We appreciate your business and look forward to the continued opportunity of working with you. Please feel free to call us at (415) 814-6400 or email us at [billing@sslfirm.com](mailto:billing@sslfirm.com) if you have any questions or concerns.

Sincerely,

SSL Law Firm LLP



LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

April 10, 2025

Invoice: 179841

**Attention:** Mr. Bradley D. Sharp

**Payment Now Due:**

**\$10,355.00**

RE: 4476-00003 / *Preperation for Property Sales and Creation of  
Purchase and Sale Forms*

# PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
01/06/2025	BV	Review project history and prior portfolio sale information in connection with due diligence forms and tracking.	1.50	675.00
01/06/2025	ERM	Review forms regarding preparation of Purchase and Sale Agreement and closing checklist.	1.00	800.00
01/07/2025	SS	Review correspondence regarding sales procedure.	0.30	240.00
01/07/2025	SS	Correspondences with bankruptcy team regarding title company engagement.	0.30	240.00
01/07/2025	SS	Call with bankruptcy team regarding sales procedure.	1.50	1,200.00
01/08/2025	ERM	Participate in call with Debtor's counsel and counsel for investor committee and FTI regarding sales and marketing process for properties and Order.	1.50	1,200.00
01/08/2025	ERM	Email correspondence correspondence regarding sales procedure.	0.30	240.00
01/08/2025	SS	Interview title company.	0.70	560.00
01/08/2025	SS	Correspondence with bankruptcy team regarding title company.	0.30	240.00
01/16/2025	SS	Review correspondence regarding Sales Order Motion.	0.20	160.00
01/21/2025	SS	Prepare comments to Sales Order Motion.	0.60	480.00
01/21/2025	SS	Correspondences with bankruptcy team regarding title companies and sales process.	0.20	160.00
01/23/2025	SS	Review revised Sales Procedure Motion and related comments.	0.30	240.00
01/24/2025	SS	Multiple correspondence regarding property sales process.	0.30	240.00
01/24/2025	SS	Review list of assets for creating forms.	0.30	240.00
01/27/2025	ERM	Begin preparation of Form Purchase and Sale Agreement.	0.90	720.00
01/27/2025	SS	Prepare comments to revised Sales Procedure Motion.	0.60	480.00
01/27/2025	SS	Correspondence with bankruptcy team regarding comments to Sales Procedure Motion.	0.20	160.00
01/28/2025	SS	Confer with E. Murphy regarding TIC issues and Sales Procedure	0.40	320.00

01/30/2025	ERM	Participate in weekly real estate call with KBK, FTI and DSI regarding sales process.	0.50	400.00
01/31/2025	ERM	Participate in telephone conference with Commonwealth Title Company.	0.60	480.00
01/31/2025	SS	Call with Commonwealth Title Company regarding title engagement.	0.60	480.00
01/31/2025	SS	Correspondence with bankruptcy team regarding title company.	0.20	160.00
01/31/2025	SS	Review draft property tracker and correspondence from bankruptcy team regarding same.	0.30	240.00

## Timekeeper Summary

Total Current Billing: \$10,355.00

**Total Now Due:        \$10,355.00**



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## **REMITTANCE COPY**

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LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

Invoice No.: 179841

Invoice Date: 4/10/2025

**Amount Due: \$10,355.00**

RE: 4476-00003 / *Preperation for Property Sales and Creation of Purchase and Sale Forms*

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***PLEASE REMIT WIRE/ACH PAYMENTS TO\*\*:***

Bank of America, N.A.  
Routing No.: 121000358  
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April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00007

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

**Attention:** Mr. Bradley D. Sharp

RE: *Ownership Title Analysis; 141-145 E Napa Street, Sonoma, CA & 151-155 E Napa St, Sonoma, CA*

### **NOTICE OF ADDRESS CHANGE**

Please note as of January 20, 2025, SSL Law Firm LLP is at its new location of:

**1 Post Street, Suite 2100  
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Sincerely,

SSL Law Firm LLP

LeFever Mattson  
c/o Development Specialists, Inc.  
333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

April 10, 2025

Invoice: 179845

**Attention:** Mr. Bradley D. Sharp

**Payment Now Due:**

**\$5,150.00**

RE: 4476-00007 / *Ownership Title Analysis; 141-145 E Napa Street, Sonoma, CA & 151-155 E Napa St, Sonoma, CA*

# PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
01/28/2025	ERM	Multiple email correspondence with bankruptcy team regarding TIC analysis.	0.30	240.00
01/28/2025	ERM	Review and analyze Preliminary Title Reports and underlying documents regarding ownership transfers.	1.20	960.00
01/29/2025	ERM	Confer with S. Nelson regarding review of underlying documents and analysis of same.	0.20	160.00
01/29/2025	SN	Review and analyze title documents.	0.20	150.00
01/30/2025	ERM	Review ownership of 8th Street warehouse and Sonoma Auberge properties and underlying lease documents regarding properties.	0.30	240.00
01/30/2025	SN	Review and analyze title documents.	2.00	1,500.00
01/30/2025	SN	Draft summary of analysis related to title documents.	1.20	900.00
01/31/2025	ERM	Analyze transfers of parcels and trustee's sale for APN 128-381-027 based on review underlying documents r.	0.50	400.00
01/31/2025	SN	Review and analyze title documents.	0.50	375.00
01/31/2025	SN	Draft summary related to title documents.	0.30	225.00
Sub-total Fees:				<u>\$5,150.00</u>

## Timekeeper Summary

Elizabeth R. Murphy	Partner	ERM	2.50	Hours	\$800.00/hr	2,000.00
Stephanie Nelson-Patel	Senior Counsel	SN	4.20	Hours	\$750.00/hr	3,150.00
Total hours:			<u>6.70</u>			<u>\$5,150.00</u>

Total Current Billing: \$5,150.00

**Total Now Due: \$5,150.00**



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333 S. Grand Avenue, Suite 4100  
Los Angeles, CA 90071-1544

Invoice No.: 179845  
Invoice Date: 4/10/2025  
  
**Amount Due: \$5,150.00**

RE: 4476-00007 / *Ownership Title Analysis; 141-145 E Napa Street, Sonoma, CA & 151-155 E Napa St, Sonoma, CA*

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