

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@kbnkllp.com)
4 DAVID A. TAYLOR (Cal. Bar No. 247433)
5 (dtaylor@kbnkllp.com)
6 THOMAS B. RUPP (Cal. Bar No. 278041)
7 (trupp@kbnkllp.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 **MONTHLY PROFESSIONAL FEE**
25 **STATEMENT FOR SSL LAW FIRM**
26 **LLP [FEBRUARY 1, 2025, THROUGH**
27 **FEBRUARY 28, 2025]**

28 **Objection Deadline: April 25, 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.



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 February 1, 2025, through February 28, 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”)¹ 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 February 1, 2025, through February 28, 2025, are as follows:

Period	Fees	Expenses	Total
February 1, 2025 – February 28, 2025	\$96,427.50	\$353.67	\$96,781.17
Net Total Allowed Payments this Statement Period: (80% of Fees and 100% of Costs)	\$77,142.00	\$353.67	\$77,495.67

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

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

KELLER BENVENUTTI KIM LLP
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SAN FRANCISCO, CALIFORNIA 94105

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

Dated: April 15, 2025

KELLER BENVENUTTI KIM LLP

By: /s/ Thomas B. Rupp

Thomas B. Rupp

Attorneys for the Debtors and Debtors in Possession

KELLER BENVENUTTI KIM LLP
425 MARKET STREET, 26TH FLOOR
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Exhibit A



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**

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 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: 179847

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,600.00

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

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/03/2025	KRM	Revise and circulate Listing Agreement.	0.60	480.00
02/04/2025	KRM	Review email correspondence from R. Kochavi.	0.20	160.00
02/04/2025	KRM	Revise Listing Agreement (.3) and circulate to bankruptcy team (.1).	0.40	320.00
02/04/2025	KRM	Telephone conference with G. Gotthardt, S. Daud and S. Shekou regarding status of Listing Agreements and strategy moving forward.	0.30	240.00
02/14/2025	KRM	Telephone conference with bankruptcy team to discuss status of all listing matters.	0.50	400.00
Sub-total Fees:				\$1,600.00

Timekeeper Summary

Kim R. McLellan	Partner	KRM	2.00	Hours	\$800.00/hr	1,600.00
			Total hours:			\$1,600.00
Total Current Billing:						\$1,600.00
Total Now Due:						\$1,600.00



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.: 179847
Invoice Date: 4/10/2025
Amount Due: \$1,600.00

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



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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: 4476-00013

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; Commerce Court, 103/105 Commerce Court, Fairfield, 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 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: 179858

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$22,900.00

RE: 4476-00013 / *Title Matters; Commerce Court, 103/105 Commerce Court, Fairfield, CA*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/24/2025	MVB	Correspondence regarding preliminary title report and title issue for Commerce Court.	0.10	80.00
02/24/2025	MVB	Review preliminary title report.	0.30	240.00
02/24/2025	MVB	Confer regarding preliminary title report.	0.80	640.00
02/24/2025	MVB	Commence review of underlying documents based on summary of transactions by S. Golden.	1.20	960.00
02/24/2025	MVB	Chart transfer of partial interests.	1.00	800.00
02/24/2025	MVB	Review and compare charts and analysis of transfers.	0.30	240.00
02/24/2025	MVB	Confer with S. Vargo-Wagner regarding findings and fuller review of underlying documents.	0.00	No Charge
02/24/2025	SV	Research title priority for deed recordings.	2.50	1,125.00
02/24/2025	SV	Prepare initial evaluation of deed transfers for Commerce Court site.	2.00	900.00
02/25/2025	MVB	Continue review of underlying documents and analysis of issues.	2.10	1,680.00
02/25/2025	MVB	Call with S. Golden regarding summary of title situation.	0.20	160.00
02/25/2025	MVB	Review documents regarding affiliation of parties in chain of title.	0.20	160.00
02/25/2025	MVB	Create listing of transferors and transferees.	0.20	160.00
02/25/2025	MVB	Correspondence with bankruptcy team regarding additional identified title issues from title review.	0.20	160.00
02/25/2025	MVB	Review files regarding affiliated bankrupt party list.	0.20	160.00
02/25/2025	MVB	Correspondences with D. Taylor and B. Albert regarding questions about party affiliations, communication with title company to resolve title issues.	0.40	320.00
02/26/2025	MVB	Continue review of underlying documents.	2.20	1,760.00
02/26/2025	MVB	Review chart of client entities.	0.10	80.00
02/26/2025	MVB	Review and identification of issues in chain of title and transfer	0.20	160.00

		versus recordation dates.		
02/26/2025	MVB	Confer with S. Vargo-Wagner regarding identifications of various nonconforming or deficient recordation of deed transfers for deeds K-R, for Commerce Court site documents.	0.20	160.00
02/26/2025	SV	Confer with M. Bernstein regarding chain of title issues for Commerce Court site.	0.60	270.00
02/26/2025	SV	Prepare chart of entities and Registered Agents for LM bankruptcy entities.	2.00	900.00
02/26/2025	SV	Analysis of deed transfers for Parcel 1, deeds A-F, Commerce Court site.	2.50	1,125.00
02/26/2025	SV	Continued analysis of deed transfers for Commerce Court, deeds G-J.	2.00	900.00
02/26/2025	SV	Research notary issues for deeds.	0.50	225.00
02/26/2025	SV	Research priority of recording, pertaining to trust entities in ownership of Commerce Court.	2.50	1,125.00
02/26/2025	SV	Continue revising spreadsheet summary of deed transfers and percentage interests in Commerce Court.	1.80	810.00
02/26/2025	SV	Draft analysis of deed transfers for deeds K-R, for Commerce Court site.	1.50	675.00
02/27/2025	MVB	Review and analyze title chart and underlying documents.	2.20	1,760.00
02/27/2025	MVB	Correspondence with bankruptcy team regarding issues for discussion from chart.	0.30	240.00
02/27/2025	MVB	Call with bankruptcy team to review Commerce Court title issues and approval of scope of review and corrections and to communicate directly with title company regarding other apparent issues.	0.70	560.00
02/27/2025	SV	Conferences with bankruptcy team regarding title issues in Commerce Court.	0.70	315.00
02/27/2025	SV	Analysis of deed transfer issues, deeds S-AC, Commerce Court.	1.80	810.00
02/27/2025	SV	Prepare summary regarding Commerce Court title matters.	1.00	450.00
02/27/2025	SV	Analysis of deeds in chain of title, deeds AD through AM, Commerce Court site.	2.70	1,215.00
02/28/2025	SV	Continue revising spreadsheet for chain of title of Commerce Court site.	2.50	1,125.00
02/28/2025	SV	Analyze deeds AM through AR.	1.00	450.00
			Sub-total Fees:	<u>\$22,900.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	13.10	Hours	\$800.00/hr	10,480.00
Suzette Vargo-Wagner	Real Estate Specialist	SV	27.60	Hours	\$450.00/hr	12,420.00
		Total hours:	<u>40.70</u>			<u>\$22,900.00</u>
				Total Current Billing:		<u>\$22,900.00</u>
				Total Now Due:		\$22,900.00



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.: 179858
Invoice Date: 4/10/2025
Amount Due: \$22,900.00

RE: 4476-00013 / Title Matters; Commerce Court, 103/105 Commerce Court, Fairfield, 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

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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: 4476-00003

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

Attention: Mr. Bradley D. Sharp

RE: *Preparation 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 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: 179848

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$29,255.00

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

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/03/2025	MVB	Confer regarding form of Purchase and Sale Agreement and review files for form.	2.20	1,760.00
02/04/2025	SS	Call with Commonwealth Title and bankruptcy team regarding project.	0.60	480.00
02/05/2025	ERM	Participate in telephone conference with Commonwealth Title and bankruptcy team regarding title process and sales process.	0.60	480.00
02/06/2025	SS	Prepare form of Letter of Intent.	1.00	800.00
02/10/2025	SS	Correspondence with title company regarding title reports.	0.20	160.00
02/12/2025	CG	Draft Purchase and Sale Agreement based on review form language and draft term sheet.	1.80	1,350.00
02/12/2025	SS	Revise and circulate form of Letter of Intent for sales to KBK and FTI team.	1.50	1,200.00
02/12/2025	SS	Draft Purchase and Sale Agreement based on review form language and draft term sheet.	1.80	1,440.00
02/13/2025	CG	Revise Purchase and Sale Agreement.	2.80	2,100.00
02/13/2025	CG	Confer with S. Shekou regarding Purchase and Sale Agreement.	0.30	225.00
02/13/2025	SS	Further draft Purchase and Sale Agreement.	2.60	2,080.00
02/13/2025	SS	Confer with C. Gussis regarding Purchase and Sale Agreement.	0.50	400.00
02/14/2025	CG	Further draft Purchase and Sale Agreement.	2.80	2,100.00
02/14/2025	CG	Review bankruptcy contingencies.	0.90	675.00
02/14/2025	SS	Revise Purchase and Sale Agreement form.	3.70	2,960.00
02/18/2025	CG	Call with bankruptcy team regarding form of Purchase and Sale Agreement.	1.00	750.00
02/18/2025	CG	Review Purchase and Sale Agreement.	0.30	225.00
02/18/2025	SS	Call with FTI team and KBK team regarding Purchase and Sale Agreement and Letter of Intent forms.	1.00	800.00

02/19/2025	CG	Correspondence with bankruptcy regarding follow up items.	0.20	150.00
02/19/2025	ME	Review, analyze and revise form of Confidentiality Agreement.	0.80	640.00
02/20/2025	ME	Further review, analyze and revise form of Confidentiality Agreement.	0.20	160.00
02/20/2025	SS	Review Purchase and Sale Agreement forms regarding bankruptcy related terms.	0.70	560.00
02/21/2025	ERM	Review analysis of Non-Disclosure Agreement (.4) and email correspondence to bankruptcy team regarding form (.3).	0.70	560.00
02/21/2025	SV	Review draft of Purchase and Sale Agreement of LeFever Mattson sites in preparation of Critical Dates Checklist.	1.50	675.00
02/24/2025	CG	Review Purchase and Sale Agreement follow up items.	0.20	150.00
02/24/2025	SV	Prepare Critical Dates Closing Checklist pursuant to draft Purchase and Sale Agreement.	2.50	1,125.00
02/25/2025	CG	Review Purchase and Sale Agreement follow up items.	0.50	375.00
02/26/2025	CG	Draft Access Agreement.	1.00	750.00
02/26/2025	CG	Revise Purchase and Sale Agreement.	0.60	450.00
02/27/2025	CG	Further revise Purchase and Sale Agreement.	1.80	1,350.00
02/27/2025	CG	Revise Letter of Intent.	1.50	1,125.00
02/27/2025	CG	Review open issues for Purchase and Sale Agreement form.	0.80	600.00
02/28/2025	CG	Review forms of Purchase and Sale Agreements provided by FTI regarding bankruptcy provisions.	0.80	600.00

Sub-total Fees: \$29,255.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.20	Hours	\$800.00/hr	1,760.00
Matt Eisenstadt	Partner	ME	1.00	Hours	\$800.00/hr	800.00
Elizabeth R. Murphy	Partner	ERM	1.30	Hours	\$800.00/hr	1,040.00
Sally Shekou	Partner	SS	13.60	Hours	\$800.00/hr	10,880.00
Chrysanthe Gussis	Of Counsel	CG	17.30	Hours	\$750.00/hr	12,975.00
Suzette Vargo-Wagner	Real Estate Specialist	SV	4.00	Hours	\$450.00/hr	1,800.00

Total hours: 39.40 \$29,255.00

Total Current Billing: \$29,255.00

Total Now Due: \$29,255.00



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.: 179848
Invoice Date: 4/10/2025
Amount Due: \$29,255.00

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

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



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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: 4476-00006

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:

**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 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: 179851

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,157.35

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
02/03/2025	BV	Follow-up with title company regarding re-recording of Deed of Trust.	0.30	135.00
02/05/2025	BV	Follow-up with title company regarding status of pending recordation.	0.20	90.00
02/06/2025	BV	Follow-up and email correspondence with title company regarding recorded Deed of Trust correction.	0.40	180.00
02/06/2025	BV	Confer with E. Murphy regarding processing of return original.	0.30	135.00
02/06/2025	ERM	Confer with B. Veverka e regarding Deed of Trust correction.	0.30	240.00
02/06/2025	RP	Review and prepare re-recording for recording and multiple conference regarding same.	0.50	162.50
02/10/2025	BV	Follow-up with client regarding return of original status.	0.20	90.00
02/19/2025	ERM	Prepare final original corrected Deed of Trust (.8) and oversee delivery of same to B. Sharp (.2).	1.00	800.00
Sub-total Fees:				\$1,832.50

Timekeeper Summary

Elizabeth R. Murphy	Partner	ERM	1.30	Hours	\$800.00/hr	1,040.00
Betsy Veverka	Real Estate Specialist	BV	1.40	Hours	\$450.00/hr	630.00
Ryan Palmer	Paralegal	RP	0.50	Hours	\$325.00/hr	162.50
Total hours:			3.20			\$1,832.50

EXPENSES

Date	Description	Amount
02/06/2025	CSC eRecord.	324.85
Sub-total Expenses:		\$324.85

Total Current Billing: \$2,157.35

Total Now Due: \$2,157.35



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.: 179851
Invoice Date: 4/10/2025
Amount Due: \$2,157.35

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**

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 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: 179850

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,560.00

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

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/03/2025	KRM	Review Listing Agreements.	1.20	960.00
02/03/2025	KRM	Exchange email correspondence with G. Albert and D. Casabonne regarding final changes to Listing Agreements.	0.20	160.00
02/04/2025	KRM	Review final Listing Agreements.	1.60	1,280.00
02/04/2025	KRM	Exchange email correspondence with D. Casabonne regarding Listing Agreements.	0.20	160.00
Sub-total Fees:				\$2,560.00

Timekeeper Summary

Kim R. McLellan	Partner	KRM	3.20	Hours	\$800.00/hr	2,560.00
			Total hours:			\$2,560.00
Total Current Billing:						\$2,560.00
Total Now Due:						\$2,560.00



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.: 179850
Invoice Date: 4/10/2025
Amount Due: \$2,560.00

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
Swift Code (US): BOFAUS3N
Swift Code (foreign): BOFAUS6S
Account Holder:
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: 4476-00004

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

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: 179849

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$945.00

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

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/22/2025	LDB	Prepare Amendment to Listing Agreement.	0.50	225.00
02/24/2025	KRM	Revise Amendment to Listing Agreement.	0.70	560.00
02/24/2025	KRM	Exchange email correspondence with G. Albert.	0.10	80.00
02/24/2025	KRM	Email correspondence regarding Amendment Listing Agreement with H. Bose.	0.10	80.00
Sub-total Fees:				\$945.00

Timekeeper Summary

Kim R. McLellan	Partner	KRM	0.90	Hours	\$800.00/hr	720.00
Leslie Bell	Real Estate Specialist	LDB	0.50	Hours	\$450.00/hr	225.00
Total hours:			1.40			\$945.00
Total Current Billing:						\$945.00
Total Now Due:						\$945.00



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SAN FRANCISCO, CA 94104
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billing@sslfirm.com

Tax ID Number: 94-3397499

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

Invoice No.: 179849
Invoice Date: 4/10/2025

Amount Due: \$945.00

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

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TELEPHONE: 415.814.6400
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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**

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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: 179853

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$5,920.00

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

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/04/2025	KRM	Exchange email correspondence with M. Stornetta, M. Tegelaar, G. Albert and G. Gotthardt regarding Listing Agreements.	0.30	240.00
02/04/2025	KRM	Revise Addendum to Listing Agreements.	0.90	720.00
02/05/2025	KRM	Exchange email correspondence with K. Matulaitis (.1) and circulate draft Application and Declaration to K. Matulaitis (.1).	0.20	160.00
02/11/2025	KRM	Further review draft Listing Agreements.	1.20	960.00
02/11/2025	KRM	Email correspondence to M. Stornetta regarding Listing Agreements.	0.20	160.00
02/13/2025	KRM	Review Listing Agreements.	0.30	240.00
02/13/2025	KRM	Prepare comments to M. Stornetta regarding Listing Agreements.	0.80	640.00
02/14/2025	KRM	Review Listing Agreements (.2) and prepare and circulate comments to M. Tegelaar regarding Listing Agreements (.2).	0.40	320.00
02/14/2025	KRM	Revise Addendum to Listing Agreements.	0.70	560.00
02/17/2025	KRM	Review revised Listing Agreements (.3) and prepare email correspondence to A. Mazariegos (.2).	0.50	400.00
02/19/2025	KRM	Review final Listing Agreements from M. Stornetta and M. Tegelaar.	0.20	160.00
02/19/2025	KRM	Prepare email correspondence to G. Gotthardt regarding Listing Agreements.	0.90	720.00
02/19/2025	KRM	Exchange email correspondence with G. Gotthardt and M. Stornetta regarding final execution of Listing Agreements.	0.30	240.00
02/24/2025	KRM	Review final Listing Agreements (.3) and prepare email correspondence to G. Gotthardt regarding Listing Agreements (.2).	0.50	400.00
			Sub-total Fees:	<u>\$5,920.00</u>

Timekeeper Summary

Kim R. McLellan Partner

KRM	<u>7.40</u>	Hours	\$800.00/hr	<u>5,920.00</u>
Total hours:	7.40			\$5,920.00

Total Current Billing: \$5,920.00

Total Now Due: \$5,920.00



1 POST STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
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Tax ID Number: 94-3397499

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

Invoice No.: 179853
Invoice Date: 4/10/2025

Amount Due: \$5,920.00

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

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billing@sslfirm.com

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:

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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: 179852

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,848.82

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
02/03/2025	SN	Review and analyze title issue.	0.80	600.00
02/03/2025	SN	Draft summary of title issue.	0.50	375.00
02/06/2025	ERM	Review summary of analysis of property ownership and title thereto.	0.40	320.00
02/06/2025	SN	Further draft summary of title issue.	0.40	300.00
02/07/2025	SN	Draft correspondence to client regarding title issue summary.	0.30	225.00
Sub-total Fees:				<u>\$1,820.00</u>

Timekeeper Summary

Elizabeth R. Murphy	Partner	ERM	0.40	Hours	\$800.00/hr	320.00
Stephanie Nelson-Patel	Senior Counsel	SN	2.00	Hours	\$750.00/hr	1,500.00
Total hours:			<u>2.40</u>			<u>\$1,820.00</u>

EXPENSES

Date	Description	Amount
02/19/2025	FedEx.	28.82
Sub-total Expenses:		<u>\$28.82</u>
Total Current Billing:		<u>\$1,848.82</u>
Total Now Due:		\$1,848.82



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

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

Invoice No.: 179852
Invoice Date: 4/10/2025
Amount Due: \$1,848.82

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

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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: 4476-00009

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

Attention: Mr. Bradley D. Sharp

RE: *Dexter H. Quiggle, Eddi J. Quiggle; Title Matters; 1841 Quail Meadows Circle, Vacaville, 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: 179854

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$7,345.00

RE: 4476-00009 / *Dexter H. Quiggle, Eddi J. Quiggle; Title Matters;*
1841 Quail Meadows Circle, Vacaville, CA

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/03/2025	MVB	Attention to corrective grant deed from Quiggle sale.	0.30	240.00
02/03/2025	MVB	Review file and emails regarding grant deed information issue.	0.30	240.00
02/03/2025	MVB	Correspondence with bankruptcy team regarding underlying information pertaining to transfer.	0.60	480.00
02/03/2025	MVB	Call with T. Keller regarding background and real estate questions.	0.20	160.00
02/03/2025	MVB	Commence review of title documents.	0.20	160.00
02/03/2025	SN	Review and analyze correspondence relating to deed correction.	0.30	225.00
02/04/2025	MVB	Review documents from T. Keller regarding Quiggle deed issue.	1.10	880.00
02/04/2025	MVB	Analyze questions presented regarding transfer of property.	0.80	640.00
02/04/2025	MVB	Analyze notary and recordation issues.	0.60	480.00
02/04/2025	MVB	Draft email to T. Keller advising regarding deed transfer issue and attaching corrective deed.	0.40	320.00
02/05/2025	MVB	Confer with S. Nelson regarding Quiggle deed and analysis of corrective action required.	0.20	160.00
02/06/2025	MVB	Attention to correspondence with J. Rosell and T. Keller regarding deed and prior transactions.	0.30	240.00
02/07/2025	MVB	Correspondence with T. Keller regarding email correspondence and call from D. Billings.	0.10	80.00
02/07/2025	MVB	Review D. Billings information and request information on role in deed transfer.	0.30	240.00
02/07/2025	MVB	Email D. Billings regarding Corrective Deed.	0.10	80.00
02/19/2025	MVB	Follow up regarding Corrective Deed.	0.20	160.00
02/20/2025	MVB	Correspondence with D. Billings.	0.20	160.00
02/20/2025	MVB	Call with D. Billings regarding deed.	0.10	80.00
02/20/2025	MVB	Review Corrective Deed.	0.60	480.00

02/20/2025	MVB	Correspondence with questions regarding deed.	0.50	400.00
02/20/2025	MVB	Review response and respond with D. Billings approval of Corrective Deed.	0.40	320.00
02/20/2025	MVB	Correspondence regarding finalization and execution of Quiggle Corrective Deed.	0.50	400.00
02/20/2025	MVB	Forward Corrective Deed for execution to B. Sharp and T. Keller.	0.10	80.00
02/20/2025	MVB	Review final Corrective Deed.	0.40	320.00
02/20/2025	MVB	Attention to delivery of execution original Corrective Deed.	0.30	240.00
02/20/2025	MVB	Correspondence with D. Billings, B. Sharp and R. Aranda regarding Corrective Deed.	0.10	80.00

Sub-total Fees: \$7,345.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	8.90	Hours	\$800.00/hr	7,120.00
Stephanie Nelson-Patel	Senior Counsel	SN	0.30	Hours	\$750.00/hr	225.00

Total hours:	9.20	\$7,345.00
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Total Current Billing: \$7,345.00

Total Now Due: \$7,345.00



1 POST STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
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Tax ID Number: 94-3397499

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

Invoice No.: 179854
Invoice Date: 4/10/2025

Amount Due: \$7,345.00

RE: 4476-00009 / *Dexter H. Quiggle, Eddi J. Quiggle; Title Matters; 1841 Quail Meadows Circle, Vacaville, 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

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April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00010

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

Attention: Mr. Bradley D. Sharp

RE: *Coldwell Banker Real Estate LLC; Listing Agreements*

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: 179855

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,040.00

RE: 4476-00010 / *Coldwell Banker Real Estate LLC; Listing Agreements*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/14/2025	KRM	Exchange email correspondence with S. McKendry regarding status of Listing Agreements.	0.20	160.00
02/14/2025	KRM	Review Listing Agreements.	0.30	240.00
02/14/2025	KRM	Email correspondence Listing Agreement comments to T. Phillips.	0.30	240.00
02/18/2025	KRM	Review revised Listing Agreements.	0.40	320.00
02/18/2025	KRM	Exchange email correspondence correspondence with V. Remulla regarding comments to Listing Agreements.	0.20	160.00
02/19/2025	KRM	Review draft Listing Agreements.	0.30	240.00
02/19/2025	KRM	Exchange email correspondence with S. McKendry.	0.20	160.00
02/19/2025	KRM	Prepare and circulate comments to Listing Agreements.	0.90	720.00
02/20/2025	KRM	Review partially executed Listing Agreements.	0.20	160.00
02/20/2025	KRM	Prepare email correspondence to G. Gothardt regarding Listing Agreements.	0.20	160.00
02/21/2025	KRM	Review Tom Phillips' final draft Listing Agreements.	0.40	320.00
02/21/2025	KRM	Prepare email correspondence to G. Gothardt regarding Listing Agreements.	0.20	160.00
			Sub-total Fees:	<u>\$3,040.00</u>

Timekeeper Summary

Kim R. McLellan	Partner	KRM	<u>3.80</u>	Hours	\$800.00/hr	<u>3,040.00</u>
		Total hours:	3.80			<u>\$3,040.00</u>
					Total Current Billing:	<u>\$3,040.00</u>
					Total Now Due:	\$3,040.00



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

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

Invoice No.: 179855
Invoice Date: 4/10/2025

Amount Due: \$3,040.00

RE: 4476-00010 / Coldwell Banker Real Estate LLC; Listing Agreements

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: 4476-00011

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

Attention: Mr. Bradley D. Sharp

RE: *The Lake Tahoe Brokerage Company Inc. d/b/a Tahoe Mountain Realty; Listing Agreements; Pinyon Creek Development*

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 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: 179856

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,480.00

RE: 4476-00011 / *The Lake Tahoe Brokerage Company Inc. d/b/a Tahoe Mountain Realty; Listing Agreements; Pinyon Creek Development*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/12/2025	KRM	Exchange email correspondence with J. Brown regarding new Listing Agreements.	0.20	160.00
02/12/2025	KRM	Circulate Addendum to Listing Agreements.	0.20	160.00
02/12/2025	KRM	Exchange email correspondence with S. Daar.	0.10	80.00
02/14/2025	KRM	Exchange email correspondence with J. Brown regarding Listing Agreements.	0.20	160.00
02/18/2025	KRM	Review draft Listing Agreements and Broker's comments.	0.60	480.00
02/18/2025	KRM	Exchange email correspondence with G. Gothardt.	0.20	160.00
02/18/2025	KRM	Prepare and circulate comments to Listing Agreements.	0.80	640.00
02/19/2025	KRM	Review revised Listing Agreements.	0.20	160.00
02/19/2025	KRM	Exchange email correspondence with J. Brown regarding Listing Agreements.	0.20	160.00
02/20/2025	KRM	Review final Listing Agreements.	0.20	160.00
02/20/2025	KRM	Exchange Email correspondence with J. Brown and G. Albert regarding Listing Agreements.	0.20	160.00
Sub-total Fees:				\$2,480.00

Timekeeper Summary

Kim R. McLellan	Partner	KRM	3.10	Hours	\$800.00/hr	2,480.00
		Total hours:	3.10			\$2,480.00
Total Current Billing:						\$2,480.00
Total Now Due:						\$2,480.00



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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.: 179856
Invoice Date: 4/10/2025

Amount Due: \$2,480.00

RE: 4476-00011 / *The Lake Tahoe Brokerage Company Inc. d/b/a Tahoe Mountain Realty; Listing Agreements; Pinyon Creek Development*

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

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billing@sslfirm.com

April 10, 2025

Tax ID Number: 94-3397499

Matter ID: 4476-00012

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

Attention: Mr. Bradley D. Sharp

RE: *Due Diligence Files Management*

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: 179857

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$16,730.00

RE: 4476-00012 / *Due Diligence Files Management*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
02/04/2025	SS	Calls with SSL, KBK and FTI team regarding due diligence files and preparation for sales team regarding document storage options.	0.50	400.00
02/07/2025	PAL	Review correspondence and attend meeting regarding structure of document support for matter.	0.80	640.00
02/07/2025	RP	Multiple email correspondences with S. Daar at FTI regarding deal room planning.	0.40	100.00
02/07/2025	RP	Multiple conferences with FTI team regarding deal room.	1.00	250.00
02/07/2025	RP	Research features and functionality of Dropbox DocSend product.	0.60	150.00
02/07/2025	RP	Participate in call with FTI regarding organization and management of due diligence materials and solution for same.	0.50	125.00
02/10/2025	RP	Participate in DealRoom product demo for use as due diligence war room.	0.80	200.00
02/12/2025	KS	Email correspondence regarding Lefever case document management meeting.	0.10	25.00
02/12/2025	PAL	Confer with SSL team regarding staffing and document management process.	0.50	400.00
02/12/2025	RP	Telephone conference with DocSend representative regarding using platform for due diligence files (.4) and telephone conference with S. Daar regarding same (.2).	0.60	150.00
02/12/2025	RP	Multiple conferences with FTI and SSL team regarding same.	0.40	100.00
02/12/2025	RP	Initial review of Box.com contents and tracking sheet.	0.50	125.00
02/13/2025	AEL	Participate in SSL and FTI conference call outlining procedure for document management and transfer of LeFever Mattson files to FTI via Box.	1.00	150.00
02/13/2025	CC	Attend conference calls with SSL and FTI team regarding due diligence files management.	2.00	500.00
02/13/2025	EF	Review files for storage transfer.	2.80	700.00
02/13/2025	KS	Participate in meetings with SSL and FTI team regarding project	2.00	500.00

		parameters and assignment, workflow, etc.		
02/13/2025	PAL	Prepare for and participate in meeting with SSL and FTI team regarding due diligence materials and procedures for document management.	2.00	1,600.00
02/14/2025	RP	Multiple telephone conference with S. Daar regarding new plan for due diligence files management and organization.	0.90	225.00
02/18/2025	AEL	Attended conference with SSL and FTI team outlining alternative procedure for document management and transfer of LeFever Mattson files to FTI via Box.	0.60	90.00
02/18/2025	AEL	Transfer LeFever Mattson files to FTI Consulting Box folder and sorted via Broker, property type, and document type while tracking progress via FTI Consulting's property key Google Spreadsheet.	7.50	1,125.00
02/18/2025	BT	Telephone conference with S. Daar and N. Soumekhain.	0.60	90.00
02/18/2025	BT	Compile Pinyon Tax documents.	1.00	150.00
02/18/2025	BT	Correspondence with S. Daar.	0.20	30.00
02/18/2025	BT	Review and compile utility bills.	1.80	270.00
02/18/2025	PAL	Attend due diligence meeting with SSL and FTI team regarding updated document organization directions.	0.60	480.00
02/18/2025	RP	Participate in call with SSL and FTI team regarding reorganization and management of due diligence files.	0.60	150.00
02/18/2025	RP	Email correspondence with S. Daar regarding internal contacts.	0.10	25.00
02/19/2025	AEL	Transfer property files from LeFever Mattson to FTI folders and sorted into Broker, property, and respective subfolders via Box while updating property key Google Spreadsheet.	8.00	1,200.00
02/19/2025	BT	Review and compile Pinyon utility bills.	0.60	90.00
02/19/2025	BT	Review and transfer files to Broker folders and confer regarding document transfers and property issues.	3.00	450.00
02/19/2025	BT	Multiple correspondence with S. Daar and N. Soumekhian.	0.30	45.00
02/19/2025	KS	Orient regarding new method of saving and organizing files.	0.60	150.00
02/19/2025	KS	Begin organizing files into folders and update Google Docs spreadsheet.	6.70	1,675.00
02/20/2025	AEL	Transfer property documents from LeFever Mattson to FTI Box folders and sort by Broker, property, and applicable subfolders while tracking progress in property key Google Spreadsheet.	7.80	1,170.00
02/20/2025	KS	Continue organizing and copying files in online database and update Google Docs spreadsheet and checklist regarding same.	6.50	1,625.00
02/20/2025	SV	Prepare revisions to Master Property Spreadsheet.	2.00	500.00
02/21/2025	AEL	Continue to transfer documents from LeFever Mattson to FTI via Box and update the utilities column within the Google Spreadsheet property tracker.	3.10	465.00
02/21/2025	SV	Further revise LeFever Mattson Master Property Spreadsheet.	1.00	250.00
02/24/2025	AEL	Continue to transfer new uploaded documents from LeFever Mattson to FTI via Box and track progress within property key Google Spreadsheet.	2.30	345.00
02/26/2025	AEL	Create folder and transfer documents from LeFever Mattson to FTI via Box for 310 Meadowlark property.	0.10	15.00

Sub-total Fees: \$16,730.00

Timekeeper Summary

Pamela A. Lakey	Partner	PAL	3.90	Hours	\$800.00/hr	3,120.00
Sally Shekou	Partner	SS	0.50	Hours	\$800.00/hr	400.00
Suzette Vargo-Wagner	Real Estate Specialist	SV	3.00	Hours	\$250.00/hr	750.00
Cherri Caro	Paralegal	CC	2.00	Hours	\$250.00/hr	500.00
Evangelline Fannell	Paralegal	EF	2.80	Hours	\$250.00/hr	700.00
Ryan Palmer	Paralegal	RP	6.40	Hours	\$250.00/hr	1,600.00
Katie Spaulding	Paralegal	KS	15.90	Hours	\$250.00/hr	3,975.00
Ava Lakey	Administrative	AEL	30.40	Hours	\$150.00/hr	4,560.00
Benjamin Tallman	Administrative	BT	7.50	Hours	\$150.00/hr	1,125.00
			<u>72.40</u>	Total hours:		<u>\$16,730.00</u>

Total Current Billing: \$16,730.00

Total Now Due: \$16,730.00



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Return with Payment

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

Invoice No.: 179857
Invoice Date: 4/10/2025
Amount Due: \$16,730.00

RE: 4476-00012 / *Due Diligence Files Management*

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
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