

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

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In Re: ) Case No. 24-10545  
LEFEVER MATTSON, A CALIFORNIA ) Chapter 11  
CORPORATION ) Santa Rosa, California  
Debtor. ) Friday, June 13, 2025  
11:00 AM

In Re: ) Case No. 24-10714  
LEFEVER MATTSON, A CALIFORNIA ) Chapter 11  
CORPORATION )  
Debtor. )

In Re: ) Case No. 24-10715  
LEFEVER MATTSON, A CALIFORNIA ) Chapter 11  
CORPORATION )  
Debtor. )

LEFEVER MATTSON, A CALIFORNIA  
CORPORATION  
MOTION TO DESIGNATE CREDITOR  
KS MATTSON PARTNERS, LP AS A  
"PERMITTED PARTY" UNDER THE  
COURT'S 12/13/24 ORDER FILED  
BY INTERESTED PARTY KS  
MATTSON PARTNERS, LP. [1195]

KENNETH W. MATTSON  
PETITIONING CREDITORS' MOTION  
FOR PRESERVATION ORDER. [52]

KS MATTSON PARTNERS, LP  
1. PETITIONING CREDITORS'  
MOTION FOR PRESERVATION  
ORDER. [75]  
CONT'D FROM 4/11/25,  
4/18/25, 4/25/25, 5/2/25,  
5/9/25, 5/23/25, 6/6/25  
2. DEBTOR'S MOTION FOR ORDER  
AUTHORIZING DESIGNATION OF



ROBBIN L. ITKIN AS  
RESPONSIBLE INDIVIDUAL  
PURSUANT TO B.L.R. 4002-1.  
[133]  
SHORTEN TIME

TRANSCRIPT OF PROCEEDINGS  
BEFORE THE HONORABLE CHARLES NOVACK  
UNITED STATES BANKRUPTCY JUDGE

APPEARANCES:

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10 Trustee: (TELEPHONICALLY)  
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16 Also Present: Robbin L. Itkin  
17 Responsible Individual Party

18 Court Recorder: ELECTRONIC RECORDING  
19 United States Bankruptcy Court  
20 99 South E. Street  
21 Santa Rosa, CA 95404-6517

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1 SANTA ROSA, CALIFORNIA, FRIDAY, JUNE 13, 2025, 11:09 AM

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3 (Call to order of the Court.)

4 THE CLERK: Line item number 3, Your Honor, LeFever  
5 Mattson, a California corporation.

6 MS. BRADY: Good morning, Your Honor. I'm Erin Brady  
7 from Hogan Lovells, and I'm proposed counsel to debtor KS  
8 Mattson Properties, L.P. My firm was hired this week as  
9 proposed counsel.

10 THE COURT: No, I understand.

11 MS. BRADY: Okay. So --

12 THE COURT: But okay. This is on the --

13 MS. BRADY: This is on the motion that had been filed  
14 previously by the Fennemore firm seeking --

15 THE COURT: Right. Permitted party status.

16 MS. BRADY: Exactly. And at this point, now that Ms.  
17 Itkin (phonetic) is in, my understanding is that the LeFever  
18 Mattson debtors are prepared to stipulate to the relief, and  
19 this won't be an issue going forward once we get past Ms.  
20 Itkin's retention, which is on for this calendar as well.

21 THE COURT: Okay. Mr. Taylor.

22 MR. TAYLOR: Yes, Your Honor. David Taylor for  
23 LeFever Mattson. That's correct. Assuming Ms. Itkin is  
24 empaneled, installed as responsible individual, we will consent  
25 to the relief and agree to the designation of KSMP as permitted

1 party.

2 THE COURT: Okay. Anyone else making an appearance on  
3 the permitted party motion?

4 Going once. Going twice. Okay. So --

5 MR. ROSELL: Your Honor, Jason Rosell on behalf of the  
6 committee.

7 THE COURT: Yes, Mr. Rosell.

8 MR. ROSELL: I'll just make the appearance for the  
9 motion.

10 THE COURT: Okay. So all of this is contingent upon  
11 the issue regarding -- I guess that's also up, is it not?

12 MR. TAYLOR: That's number 15, Your Honor. Happy to  
13 address that now --

14 THE COURT: Okay. Well, hang on one --

15 MR. TAYLOR: -- or as you see fit.

16 THE COURT: Yeah, let's skip to that. Let's call it  
17 the KS Mattson Partners, LP matter.

18 THE CLERK: Yes, Your Honor. Okay. Line item number  
19 15, Your Honor, KS Mattson Partners, LP.

20 THE COURT: Okay. Appearances on this one, please.

21 MS. BRADY: Your Honor, Erin Brady from Hogan Lovells,  
22 proposed counsel for KSMP.

23 MR. ROSELL: Good morning, Your Honor. Jason Rosell,  
24 Pachulski Stang Ziehl & Jones, on behalf of the committee.  
25 Also with me in the courtroom is Ms. Wilson.

1 THE COURT: Anyone else make an appearance?

2 MR. TAYLOR: David Taylor, Keller Benvenutti Kim, for  
3 LeFever Mattson, which was petitioning creditor.

4 MR. BOSTICK: Good morning, Your Honor. Mark Bostick  
5 appearing for Ken Mattson and I guess former counsel for KSMP,  
6 pending the retention of counsel by Ms. Itkin for KSMP.

7 MR. COHEN: And good morning, Your Honor. Ted Cohen  
8 and Jeannie Kim of Sheppard Mullin for Socotra Capital.

9 MS. FAIRBANK: And Your Honor, Micheline Fairbank, on  
10 behalf of Ken Mattson and present-until-substituted-out counsel  
11 for KS Mattson Partners.

12 THE COURT: Okay. Good morning to all.

13 Okay. Let's first deal with Ms. Itkin's request to be  
14 designated as the responsible individual party. She already is  
15 on an interim basis. The question is will she be on a  
16 permanent basis?

17 MS. BRADY: Yes, Your Honor. So I wanted to let you  
18 know that Ms. Itkin is in the court today too. And I don't  
19 know if it makes sense for me to just walk through a little bit  
20 of what we're looking for and the game plan, or did you --

21 THE COURT: Well, let me raise some questions first.

22 MS. BRADY: Um-hum.

23 THE COURT: And I believe your office -- Mr. Ngyuen  
24 (phonetic) may have contacted my judicial assistant about the  
25 proof of claim deadline.

1 MS. BRADY: Yes, Your Honor.

2 THE COURT: The order for relief was entered I think  
3 on the 9th.

4 MS. BRADY: Correct.

5 THE COURT: And I think Rule 1007(c) -- hang on. 1007  
6 maybe (a)(2) requires that KS Mattson Partners, LP file  
7 creditors matrix within seven days of the order for relief,  
8 which means Monday.

9 MS. BRADY: Monday.

10 THE COURT: Because, I mean, I can't deal with a -- it  
11 doesn't make sense to set a proof of claim deadline if  
12 creditors haven't gotten notice of the bankruptcy.

13 MS. BRADY: Correct, Your Honor. So we're coming in  
14 with somewhat limited information at this point because Ms.  
15 Itkin hasn't been formally installed. So Ms. Itkin is working  
16 with Stapleton Group --

17 THE COURT: Well, she's been installed.

18 MS. BRADY: Well, she's --

19 THE COURT: She's been there.

20 MS. BRADY: -- interimly installed. Correct.

21 THE COURT: Well, I guess we'll --

22 MS. BRADY: But she has limited access to information.  
23 She's really just getting started.

24 THE COURT: Right.

25 MS. BRADY: We are kind of gathering it as we go. I

1 do expect we'll have the creditor matrix filed on Monday,  
2 however.

3 THE COURT: Okay.

4 MS. BRADY: And then we can go from there.

5 I would note for Your Honor that it's my understanding  
6 that the committee in the LeFever Mattson case is planning to  
7 file a substantive consolidation motion, and part of how this  
8 is going to move forward is my client is going to be asked to  
9 evaluate the merits of the analysis that they have done.

10 THE COURT: Well, let's not get ahead of ourselves.  
11 What do you want --

12 MS. BRADY: Well, and the reason I'm asking that --

13 THE COURT: What do you want -- okay. Let's deal with  
14 the proof of claim.

15 MS. BRADY: Yes, Your Honor.

16 THE COURT: Okay. So we'll have a creditors matrix --

17 MS. BRADY: Um-hum.

18 THE COURT: -- by the 16th. We'll have a -- we'll  
19 have schedules and statement of financial affairs, unless you  
20 request additional time, seven days -- by the 23rd under Rule  
21 1007(c). So what do you want to do about the proof of claim  
22 deadline?

23 MS. BRADY: So and the reason I brought up the  
24 substantive consolidation point is I think it makes sense to  
25 wait to send that proof of claim notice out until after there's

1 been a decision one way or another on the substantive  
2 consolidation motion that's coming.

3 THE COURT: Is there going to be substantive  
4 consolidation --

5 MS. BRADY: They're going to --

6 THE COURT: -- not only of his --

7 MS. BRADY: Yes, Your Honor.

8 THE COURT: -- I'm going to call them your cases, Mr.  
9 Rosell. Again, the sixty-one cases that are already in Chapter  
10 11, plus --

11 MS. BRADY: Correct.

12 THE COURT: -- KS Mattson, LP?

13 MS. BRADY: My understanding is that's the motion  
14 they're planning to file.

15 MR. ROSELL: Slight modification to that, Your Honor.  
16 The committee is fully expecting to file a motion for  
17 substantive consolidation next Wednesday. It will be a request  
18 to substantively consolidate debtor LeFever Mattson  
19 Corporation, the parent, with KSMP, LP. Only those two  
20 entities --

21 THE COURT: Only those.

22 MR. ROSELL: Only those two for now, Your Honor.  
23 Obviously, there may come a time where we seek substantive  
24 consolidation of the entire enterprise.

25 THE COURT: Right.

1 MR. ROSELL: And that may be done, not surprisingly,  
2 Your Honor, with perhaps under a plan.

3 THE COURT: And okay. So if successful, Ms. Itkin's  
4 role may be short lived.

5 MS. BRADY: That's correct, Your Honor.

6 THE COURT: Okay. Right. Okay.

7 MR. ROSELL: And Your Honor, also, just with respect  
8 to the proof of claim, as in the LeFever Mattson cases, we  
9 suspended the bar date. We took I think it was a few months to  
10 perfect the custom proof of interest form. Proof of claim. If  
11 to the extent that these estates are not substantively  
12 consolidated, I would expect that that may be something that  
13 KSMP wants to do as well is --

14 THE COURT: Right. Yeah. They may want to follow the  
15 same playbook. My only request is that by the 16th or sometime  
16 next week file a motion saying we need more time to figure this  
17 out so nothing gets --

18 MS. BRADY: Okay.

19 THE COURT: So anyone who's interested can track this  
20 when looking at the docket.

21 Okay. Let's turn to Ms. Itkin. I've read the  
22 request. The supporting declarations. How many employees does  
23 KS Mattson Partners, LP have?

24 MS. BRADY: Zero, Your Honor.

25 THE COURT: Zero? Okay.

1 MS. BRADY: Yes.

2 THE CLERK: So my concern. And again, it's -- and how  
3 many properties does KS Mattson -- again, putting aside the  
4 motion for substantive consolidation. And there was some  
5 information along the way as to what KS Mattson Partners, LP  
6 owned. But how many properties does it own?

7 MS. BRADY: I think it's about twenty-five; is that  
8 correct?

9 MR. ROSELL: Yeah. It's somewhere between twenty-five  
10 and thirty.

11 THE COURT: So my question is why do we need both Ms.  
12 Itkin -- again, and I don't question her credentials in the  
13 least -- and a CRO?

14 MS. BRADY: Your Honor, that's the question the U.S.  
15 Trustee raised with us too.

16 THE COURT: Right.

17 MS. BRADY: And we've discussed that with the U.S.  
18 Trustee's office. And we have concluded that we will withdraw  
19 the request. We're not going to seek appointment of a CRO in  
20 this case.

21 THE COURT: Okay. Okay. Good. That makes my job a  
22 lot easier.

23 Any objection to -- any objection to Ms. Itkin being  
24 appointed the responsible individual in this case?

25 MR. DAY: Your Honor, can I be heard? This is Jared

1 Day for the --

2 THE COURT: Yeah, please go ahead.

3 MR. DAY: -- United States Trustee. and I don't think  
4 I made an appearance yet. I was being added, but I'll make  
5 that appearance now.

6 We don't have any opposition to Ms. Itkin being  
7 designated as responsible individual. We did have some concern  
8 with the additional requests for 25,000 dollars a month in the  
9 indemnification provisions. On shortened time like this, we  
10 are fine with an interim order -- well, a final order  
11 installing her as responsible individual. But we think that  
12 those additional requests that are kind of unusual for a  
13 responsible individual motion should be set for a final  
14 hearing.

15 THE COURT: Well, okay.

16 MS. BRADY: So Your Honor --

17 THE COURT: Ms. Brady.

18 MS. BRADY: -- our view would be that Ms. Itkin is  
19 coming in to this matter. This may be a short lived matter. I  
20 think she's looking for some certainty with respect to that her  
21 employment will be approved. She's walking into a very messy  
22 situation. She wants to make sure that --

23 THE COURT: Well, that's her job. She walks into  
24 messy situations all the time.

25 MS. BRADY: I know she does. She's very good at it.

1 THE COURT: Exactly. So look, she's been -- well, she  
2 also needs to be compensated --

3 MS. BRADY: Right.

4 THE COURT: -- for her time. And we don't know how  
5 long it's going to be.

6 So I'm going to -- and again, it should come as no  
7 surprise to you that this is what U.S. Trustees focus on.  
8 Employment applications like this and identification clauses,  
9 although the indemnification clause look fairly routine as  
10 things go. Again, that's not prejudging it, Mr. Day. I just  
11 glanced at it, but it looked like the usual language. But  
12 again, I'll look forward to hearing from your office. So --

13 MR. DAY: And Your Honor, this may be helpful, Maybe  
14 I misspoke. We're fine with an interim order on everything and  
15 a final order on designation as responsible individual. It's  
16 just those compensation indemnification terms that we think  
17 should be noticed out, and everyone should be given an  
18 opportunity to be heard on that. But an interim order  
19 approving them today we think is fine.

20 MS. BRADY: So Your Honor, I think --

21 THE COURT: Well, before we get to that --

22 MS. BRADY: Um-hum.

23 THE COURT: -- any cash collateral problems with  
24 paying her?

25 MS. BRADY: We will need to seek cash collateral --

1 THE COURT: Okay.

2 MS. BRADY: We'll need to --

3 THE COURT: So Mr. Day --

4 MS. BRADY: We can't pay her at this moment.

5 THE COURT: Right. So Day, no matter what I do today,  
6 she can't get paid until there's a cash collateral stipulation  
7 or order of some kind. Yes?

8 MS. BRADY: That's correct, Your Honor. I think that  
9 Ms. Itkin's view on this would be --

10 THE COURT: So again, so right now, she's employed.

11 MS. BRADY: Um-hum.

12 THE COURT: She just isn't -- the terms of her  
13 employment haven't been solidified. So again, given the fact  
14 that you need a cash collateral order. The U.S. Trustee would  
15 like this noticed out. What do you want me to do today?

16 MS. BRADY: Your Honor, I think given -- Ms. Itkin  
17 came into this role as essentially an independent director, and  
18 I think, typically, you wouldn't even need to get approval from  
19 the Court of compensation for an independent director.

20 THE COURT: And there's insurance paid by the --

21 MS. BRADY: The debtor. My understanding is that it's  
22 been paid by the debtor.

23 THE COURT: Okay. So again, so what do you want to do  
24 about the terms?

25 MS. BRADY: I mean, I think that it's -- I don't think

1 that Ms. Itkin should have to necessarily wait on an interim  
2 order on this. I think that she is coming in. She's putting  
3 it forward standard employment terms. These are terms that are  
4 actually -- the fee is, I think, not questionable. I think  
5 it's generally below market for what she's coming in for for an  
6 independent director. I think that if she --

7 THE COURT: Well, again, we're not paying her as an  
8 independent -- again, let's not mix apples and oranges.

9 MS. BRADY: Well, I think, Your Honor, that --

10 THE COURT: She's coming in as a --

11 MS. BRADY: -- she would be an independent director  
12 but for the fact that --

13 THE COURT: Again, okay. Let's stop. I'm only  
14 dealing with her request. I don't know what her -- I know what  
15 her status is now based on, again, I only know what I read, and  
16 that's not the full story. What I understand is that she is  
17 the -- she is, on an interim basis, the responsible individual  
18 for this Chapter 11 debtor. That's what she is. Whatever role  
19 she has, I'm not even going to think about because I don't know  
20 how it fits in to her application.

21 So she's serving right now as the responsible  
22 individual. The question is she wants that interim tag  
23 removed, I understand. And she also wants her basic employment  
24 terms to be approved. The U.S. Trustee's come in, not  
25 surprisingly, and say, we would like a few more days to look at

1 this. So and again, and she can't get paid until there's a  
2 cash collateral request. And I don't know when you're going to  
3 file your motion for cash collateral.

4 So why do I need to make a decision before the U.S.  
5 Trustee chimes in?

6 MS. BRADY: So I mean, there are other protections in  
7 the engagement letter, Your Honor, regarding indemnification.  
8 I think that --

9 THE COURT: But that's one of the terms the U.S.  
10 Trustee wants to look at.

11 MS. BRADY: I mean, I appreciate that.

12 THE COURT: And again, and remember, she took this job  
13 on an interim basis without any of those express terms. Again,  
14 they may exist under California law. Again, I don't know. But  
15 that's not what I'm dealing with today. Again, she's serving  
16 right now as the -- I'm not trying to make her life any more  
17 difficult, but I'm just telling you, she's already serving as  
18 the natural individual. Oh, excuse me. The responsible  
19 individual. Okay. She's --

20 MS. BRADY: Well, I mean, Your Honor, I mean, her  
21 employment or her appointment under the order for relief is  
22 essentially contingent on this order being entered and her  
23 employment being approved.

24 THE COURT: Well, no. She's it.

25 MS. BRADY: I mean, she --

1 THE COURT: But continued service is subject to a  
2 court order.

3 MS. BRADY: Well, if you look at paragraph 4 of the  
4 order for relief --

5 THE COURT: Um-hum.

6 MS. BRADY: -- it says Ms. Robbin Itkin is appointed  
7 as the responsible individual for the debtor for purposes of  
8 the above-captioned Chapter 11 case pursuant to Local Rule 42  
9 [blah, blah] --

10 THE COURT: I read the order law.

11 MS. BRADY: -- provided, however, that such  
12 appointment shall be effective only upon entry of a final order  
13 of this Court, acceptable to Ms. Itkin in all respects,  
14 approving her engagement as a responsible individual pursuant  
15 to 363 in all federal circles.

16 THE COURT: And so the way you read that, does that  
17 mean she's not serving as the natural individual right now?

18 MS. BRADY: I mean, that is essentially how I would  
19 read it, and that's how the banks have read it.

20 THE COURT: What has she -- what has she been doing  
21 between --

22 MS. BRADY: It's been -- sorry, Your Honor.

23 THE COURT: So when you say she's diving into it, is  
24 she diving into it without authority?

25 MS. BRADY: She hasn't been able to take any actions,

1 Your Honor.

2 THE COURT: Because?

3 MS. BRADY: I mean, she can review the information,  
4 but for instance, she can't even set up a bank account.

5 THE COURT: Well, she's got a bank account, right?

6 MS. BRADY: Well, she can't set up a separate bank  
7 account to write --

8 THE COURT: Okay.

9 MR. ROSELL: Or more importantly, close a bank  
10 account.

11 MS. BRADY: Correct. So we're in a position right now  
12 where we have this order, and I think everybody has agreed on a  
13 course. But it's very difficult for us to go effectuate that  
14 with third parties --

15 THE COURT: Okay.

16 MS. BRADY: -- because they're looking at an order  
17 that looks conditional.

18 THE COURT: Mr. Day, do you want a debtor just  
19 floundering around, or do you want -- or do you want --  
20 probably not, or do you want to --

21 MR. DAY: Yeah, Your Honor, I feel like we're not  
22 really talking about -- we're comparing apples to oranges. The  
23 U.S. Trustee's position is an interim order on all the terms is  
24 fine to be entered today.

25 THE COURT: Okay. So --

1 MR. DAY: And that should satisfy them, in our view.  
2 It's just the anything beyond designating her as a responsible  
3 individual, all the additional bells and whistles, is what  
4 we're requesting be continued to a final hearing. But she  
5 would have an interim order on everything today.

6 THE COURT: Mr. Day, I'm going to treat this like an  
7 interim cash collateral order in a sense. I'm approving the  
8 application on an interim basis. So between now and a final  
9 hearing on this, she's going to -- the terms of that letter are  
10 approved. So if something goes awry between now and the final  
11 hearing, she has indemnification rights. She'll be paid  
12 whatever pro-rata portion of 25,000 dollars. I mean, if --  
13 again, if she gets paid, should we -- the terms are approved on  
14 an interim basis, almost like an interim cash collateral, and  
15 we'll have a final hearing on it.

16 Mr. Day, how much time does your office need to --  
17 well, before I do that, again, are those terms acceptable?

18 MR. DAY: Yes. Can I bring up --

19 THE COURT: No, hang on, Mr. Day. I'm talking to the  
20 applicant.

21 MR. DAY: Oh, my apologies.

22 MS. BRADY: Yes, Your Honor.

23 THE COURT: Okay so -- okay. So the terms of what  
24 I'll call her I'll call her service, which are attached to her  
25 declaration, are approved on an interim basis today.

1           Mr. Day, how much time do you need to fully review the  
2 application?

3           MR. DAY: Well, Your Honor, we would ask for twenty-  
4 one days, but if the Court feels like that's too long --

5           THE COURT: That's too much. Again, this is --

6           MR. DAY: Okay.

7           THE COURT: Again, as I've recognized her expertise,  
8 I'm going to recognize your office's expertise. You guys see  
9 this every day of the week. You don't need twenty-one days.  
10 How about a week?

11          MR. DAY: A week is acceptable, Your Honor.

12          THE COURT: Okay. So I'm going to have a continued  
13 hearing on this on Tuesday, the 24th. So you have a week to  
14 file any objection. And I'll have a continued hearing on this  
15 on 24th at 11 o'clock. Everyone available? And people can  
16 appear by Zoom. Again, I know --

17          MS. BRADY: Okay.

18          THE COURT: -- you're coming up -- both of you are  
19 coming up from Los Angeles.

20          MS. BRADY: Yes.

21          THE COURT: Okay. Okay. So I'll issue the -- so I'll  
22 issue an order approving her interim status, pursuant to the  
23 terms of her I'll call it employment agreement, and we'll have  
24 a continued -- I mean, a final hearing on this on June 24th at  
25 11 o'clock.

1 MS. BRADY: Okay.

2 THE COURT: Okay. Okay. Thank you.

3 MS. BRADY: Thank you, Your Honor.

4 THE COURT: Okay. So let's turn to -- again, let's  
5 finish off the KS Mattson Partners, LP matter. We also have  
6 the ongoing petitioner's creditor's -- again, the petitioning  
7 creditor's motion for a preservation order, which I guess is  
8 now moot. Is that correct, Mr. Taylor?

9 MR. TAYLOR: Yes, Your Honor. We agree as to KSMP  
10 that it is now moot. Yes.

11 THE COURT: Motion withdrawn?

12 MR. TAYLOR: Fair enough. Yes.

13 THE COURT: Well, I'm not going to say it's withdrawn,  
14 but its terms are -- its terms are terminated as of today.

15 MR. BOSTICK: Your Honor, Mark Bostick --

16 THE COURT: Yeah.

17 MR. BOSTICK: -- if I may. This was our motion and --

18 THE COURT: Oh, well, no, it was a --

19 MR. BOSTICK: This is a preservation order.

20 THE COURT: Preservation order, not the permitted  
21 party. It's a preservation order.

22 MR. BOSTICK: Oh, I'm sorry. I'm sorry. Oh, okay.

23 THE COURT: So again, rather than have the motion  
24 withdrawn because there's still terms that this entity had to  
25 comply with. I don't want to saying that the -- I don't want

1 to jeopardize KS Mattson Partners, LP's obligation to have  
2 performed. So I'm just going to say that that its terms are --

3 MR. ROSELL: Your Honor, I think the --

4 THE COURT: -- concluded as of today.

5 MR. ROSELL: I was going to -- Your Honor, apologizes  
6 for interrupting --

7 THE COURT: No, go ahead.

8 MR. ROSELL: -- but I think there was language in that  
9 order that said something along the lines of until an order for  
10 relief is granted, is entered, or the case dismissed or  
11 something.

12 THE COURT: Okay. Again, if that's the case, then --

13 MR. TAYLOR: That's correct.

14 THE COURT: -- then again, then it's self-effectuated.

15 MR. ROSELL: Yeah, exactly.

16 THE COURT: Okay. Good. So that takes care of the --  
17 So I assume that takes care of the KS Mattson Partners, LP line  
18 items. So --

19 MR. ROSELL: Yeah. And Your Honor, just one  
20 housekeeping matter --

21 THE COURT: Yeah.

22 MR. ROSELL: -- before we leave KSMP, if you'll  
23 indulge me.

24 THE COURT: Sure.

25 MR. ROSELL: As we previewed, the committee is going

1 to file a motion for substantive consolidation, likely on  
2 Wednesday. We were looking at Your Court's calendar. We were  
3 contemplating that we would tee it up for an evidentiary  
4 hearing on July 16th and --

5 THE COURT: Need an evidentiary hearing or just a  
6 preliminary?

7 MR. ROSELL: We would like to resolve it as quickly as  
8 possible, Your Honor. I think all -- we've consulted with  
9 counsel, and the expectation is we will be in a position to try  
10 that in twenty-eight -- on twenty-eight days' notice on the  
11 16th. So I raise that with Your Honor to see if there is --  
12 perhaps we should set a date and time now as to when we should  
13 notice that up with appropriate time so we can -- because  
14 obviously we need to quickly resolve that. Either they're  
15 going to be on their own and have their own bar dates and do  
16 their own thing, or they're going to be substantively  
17 consolidated, which is going to change the trajectory of our  
18 own cases with respect to supplemental bar dates, for example.

19 THE COURT: Well, I mean, again, 16th is -- do I have  
20 a trial on the -- 16th clear? I can do that myself. 16th,  
21 I've got a calendar. It's not very long, but so I've got a 11  
22 o'clock calendar. So again, it won't take long if I can handle  
23 that.

24 So here's my question. I have the debtor, again, KS  
25 Partners, LP telling me that its natural individual has had

1 limited -- has limited knowledge about this case, yet you want  
2 to set a motion for substantive consolidation, which is  
3 incredibly factually intensive, in a month. How is she  
4 possibly going to do that? How could she possibly respond to  
5 that? I guess she'll earn her 25,000 but --

6 MR. ROSELL: She'll earn her 25,000.

7 THE COURT: I mean, how is that feasible? Maybe it  
8 is, but aren't you putting her behind the eight ball? I'll  
9 have a preliminary hearing on it on the 16th. And again, I'm  
10 around -- I think I'm out from August 6th to August 13th, but  
11 otherwise, I'm here. So and again, isn't she entitled to a  
12 little discovery maybe?

13 MR. ROSELL: Absolutely, Your Honor. I think --

14 THE COURT: Right. But the hearing on the 16th  
15 isn't -- and again, I hate to say this. Why the hurry in this  
16 case? You're selling property. I see that -- I see that the  
17 debtor is -- debtors, plural, are selling property. There's  
18 motions to distribute funds. I've got a very responsible  
19 natural individual in charge of this case. No money's going to  
20 flow out the door. So why --

21 MR. ROSELL: The need for speed here, Your Honor,  
22 is --

23 THE COURT: Is you want a plan on file?

24 MR. ROSELL: Exactly, Your Honor.

25 THE COURT: No, I understand, but --

1 MR. ROSELL: And we are working towards that. And we  
2 are trying to get -- we are doing everything we can as the  
3 committee to get money to investors and get a plan confirmed by  
4 the end of the year.

5 THE COURT: Yeah. Appreciate it. But you've got 161  
6 properties, whatever it is.

7 MR. ROSELL: Right around there.

8 THE COURT: And they've got sixteen.

9 MR. ROSELL: They've -- well --

10 THE COURT: SO I'm just saying that -- again, I don't  
11 think KS -- I have no reason to believe that KS Mattson  
12 Partners, LP has any interest in slowing the train down. But  
13 on the other hand, I think they -- I think they're entitled to  
14 know what they're about -- what they're stepping into.

15 So again, I'm happy to hear the motion on a  
16 preliminary basis on July 16. And again, by then -- that's  
17 what? There'll be counsel employed, which I don't think  
18 counsel knows much about -- again, they'll be further along in  
19 this case. So it's always a possibility that they'll stipulate  
20 to the relief. But on the other hand, if they don't they're  
21 entitled to whatever rights they're entitled to when I have a  
22 contested matter like that.

23 So I understand. Again, I appreciate your desire to  
24 move this along. You know me. I really do. But those  
25 creditors, the creditors to the KS Mattson, LP, again,

1 different properties. Different secured creditors, perhaps.  
2 Different investors. They're entitled to something. And  
3 again, they're -- and they don't even know that they  
4 voluntary -- that there's now a case where they can file  
5 claims. So you don't even know who the claimants are going to  
6 be.

7 So let's file the motion as you wish. I'll hear it on  
8 the 16th if you so desire. Unless the parties tell me  
9 otherwise, it's going to be a preliminary hearing.

10 MR. ROSELL: Preliminary, not evidentiary, Your Honor,  
11 and then --

12 THE COURT: Yeah.

13 MR. ROSELL: -- we'll set it for --

14 THE COURT: Yeah.

15 MR. ROSELL: -- a trial. Okay.

16 THE COURT: Because otherwise, they're going to get  
17 run over, and --

18 MR. ROSELL: All right.

19 THE COURT: -- that's not fair.

20 MR. ROSELL: All right. Thank you, Your Honor.

21 THE COURT: Okay. So let's go back.

22 MR. TAYLOR: Your Honor, I think that leaves the  
23 preservation order as to Mr. Mattson individually --

24 THE COURT: Right. We're going to --

25 MR. TAYLOR: -- as the last item.

1 THE COURT: Right. Thank you. We're going to work  
2 backwards and try and take care of all the Mattson matters. So  
3 okay. Let's called the individual -- again, the involuntary  
4 against Mr. Mattson.

5 Again, anyone else making an appearance here who has  
6 not made an appearance?

7 Okay. This is, again, in the individual involuntary.  
8 It's the petitioning creditors motion for a preservation order.  
9 There is a -- there is a preservation order still in place.

10 Mr. Bostick.

11 Well, before I get that, Mr. Taylor, have you and Mr.  
12 Bostick spoken about this motion?

13 MR. TAYLOR: We have, Your Honor. We do have the  
14 preservation order still in place. Candidly, LeFever Mattson  
15 is leaning on Mr. Mattson individually to do what KSMP has done  
16 and consent. That hasn't happened yet. So we are proceeding  
17 with discovery. We've got a deposition --

18 THE COURT: Okay.

19 MR. TAYLOR: -- noticed for two weeks from today. And  
20 we'll continue discussions with him.

21 THE COURT: Okay. Is there any reason why I shouldn't  
22 continue this -- continue my preservation order?

23 Mr. Bostick.

24 MR. BOSTICK: Your Honor, I guess my question to the  
25 Court is what are the conditions that would lead the Court to

1 lift this order?

2 THE COURT: Well, right now, what I've done is I've  
3 imposed basic Chapter 11 guardrails on Mr. Mattson, that if he  
4 wants to borrow money, he can do it under 364. If he wants to  
5 sell, transfer property of the estate, he can do so under 363.  
6 So if he needs to sell something or borrow, he can file a  
7 motion. If he wants it lifted, he can file a motion to lift  
8 the order. But I'm going to continue it.

9 And again, it's just, look, I think there's good cause  
10 for me to keep the preservation order in place. Again, I don't  
11 know what restrictions there are that have been posed by the  
12 district court, but I don't know why I would alter the order.

13 Mr. Bostick.

14 MR. BOSTICK: Your Honor, you don't know why you would  
15 not alter the order?

16 THE COURT: Yeah. Double negatives. I apologize. I  
17 don't like to use them. Why would I -- why would I not  
18 continue the motion?

19 MR. BOSTICK: Well, there's an order. Why is the  
20 motion being continued?

21 THE COURT: Why? Because I think there has been  
22 adequate evidence presented to the Court that there's a risk  
23 that personal assets will be transferred. Money will be  
24 borrowed. All to the detriment of his creditors in a potential  
25 Chapter 11 case.

1 MR. ROSELL: Your Honor, I think perhaps the way I --  
2 I misinterpreted Mr. Bostick's comment, but the --

3 THE COURT: That's why. That's why I'm going to  
4 continue it.

5 MR. ROSELL: I think the motion, Your Honor, itself, I  
6 think we are agreeing that the preservation order has resolved  
7 the motion. There's no longer a need to continue the motion.  
8 The preservation order is just the preservation order. It  
9 resides --

10 THE COURT: Right.

11 MR. ROSELL: -- until a hearing on involuntary.

12 THE COURT: And again, I'm stumbling. But those are  
13 the terms of the order, correct? That's the order I did not  
14 look at before today. So does my present order say it's in  
15 effect until the order -- until the trial on the involuntary is  
16 resolved? It's for both of you --

17 MR. ROSELL: Maybe perhaps Mr. Taylor has it in front  
18 of him. I don't have that.

19 THE COURT: Well, I can get it.

20 MS. BRADY: I believe it does, and I agree with Mr.  
21 Rosell that --

22 THE COURT: No, no, no. Hang on. I apologize. I  
23 should have checked it, but let me --

24 MR. TAYLOR: I'm pulling it up now.

25 THE COURT: That's an easy thing for me to do. Again,

1 I just did not recall.

2 But again, Mr. Bostick, if you think it's wrong or you  
3 think there's reason for me to reconsider it, file a motion to  
4 reconsider, I guess or -- okay. Let me -- yes. Wait, no. I  
5 take it back. It just says that 363, 64 shall apply in this  
6 case to the same extent as if an order for relief has been  
7 entered. That's all it says.

8 MR. TAYLOR: Well, it's open ended and --

9 THE COURT: So if it --

10 MR. TAYLOR: -- remains in place is our view. Yes.

11 THE COURT: Yeah, that's right. And until another  
12 order changes it, 363, 364 apply.

13 MR. ROSELL: Right. Exactly, Your Honor. So I don't  
14 think that we need to continue it on the calendar any further.  
15 It just is.

16 THE COURT: I agree.

17 MR. BOSTICK: That was really my point, Your Honor.

18 THE COURT: I apologize, Mr. Bostick, that I'm --

19 MR. BOSTICK: No, no. No problem. No problem.

20 THE COURT: So I'm just going to take the motion off  
21 calendar, and we'll revisit if necessary after trial. Okay.

22 MR. TAYLOR: Thank you, Your Honor.

23 THE COURT: Okay.

24 MR. BOSTICK: Your Honor.

25 THE COURT: Yeah.

1 MR. BOSTICK: One point on that, on 363 and 364 --  
2 well, no. That's okay. We'll just leave it at that.

3 THE COURT: Okay.

4 MR. BOSTICK: There's been some confusion in late with  
5 regard to that order in the district court matter. But the  
6 order, I guess the order speaks for itself.

7 THE COURT: Right. Right.

8 MR. BOSTICK: So whether there's confusion or not, it  
9 says what it says.

10 THE COURT: Right. Okay. So I think that resolves  
11 all the Mattson matters for today.

12 MR. ROSELL: That's right, Your Honor.

13 MS. BRADY: Yes, Your Honor.

14 MR. TAYLOR: Yes.

15 THE COURT: Okay. Thank you. 15

16 IN UNISON: Thank you, Your Honor. 16

17 (Whereupon these proceedings were concluded at 11:44 AM)

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granted on an interim basis		

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I, River Wolfe, certify that the foregoing transcript is a true and accurate record of the proceedings.



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/s/ RIVER WOLFE, CDLT-264

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Date: June 23, 2025

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**UNITED STATES BANKRUPTCY COURT  
California Northern Bankruptcy Court**

**In re Debtor(s):**

KS Mattson Partners, LP

Case No.: 24-10715 CN 11

Chapter: 11

**NOTICE OF FILING OF TRANSCRIPT  
AND DEADLINES RELATED TO RESTRICTION AND REDACTION**

A transcript of the proceeding held on 6/13/2025 was filed on June 23, 2025. The following deadlines apply:

The parties have until Monday, June 30, 2025 to file with the court a Notice of Intent to Request Redaction of this transcript. The deadline for filing a request for redaction is Monday, July 14, 2025.

If a request for redaction is filed, the redacted transcript is due Thursday, July 24, 2025.

If no such notice is filed, the transcript may be made available for remote electronic access upon expiration of the restriction period, which is Monday, September 22, 2025, unless extended by court order.

To review the transcript for redaction purposes, you may purchase a copy from the transcriber,

Jason Gottlieb  
Attn: Jason Gottlieb, Dir. of Tran. Ops.  
7227 N 16th St. #207  
Phoenix, AZ 85020

or you may view the document at the clerk's office public terminal.

Dated: 6/26/25

For the Court:

Edward J. Emmons  
Clerk of Court  
United States Bankruptcy Court

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