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*Attorneys for the Debtors and
 Debtors in Possession*

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

In re:

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

Debtors.

In re

KS MATTSON PARTNERS, LP,

Debtor.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**COVER SHEET TO SECOND
 INTERIM FEE APPLICATION OF
 SSL LAW FIRM LLP AS REAL
 ESTATE COUNSEL TO THE
 DEBTORS AND DEBTORS IN
 POSSESSION FOR ALLOWANCE
 AND PAYMENT OF
 COMPENSATION AND
 REIMBURSEMENT OF EXPENSES
 FOR THE PERIOD MAY 1, 2025,
 THROUGH AUGUST 31, 2025.**

Date: TBD

Time: TBD

Place: **(In Person or Via Zoom)**

United States Bankruptcy Court
 1300 Clay Street, Courtroom 215
 Oakland, CA 94612

Objection Deadline: TBD

¹ The last four digits of LeFever Mattson's tax identification number are 7537. The last four digits of the tax identification number for KS Mattson Partners, LP ("KSMP") are 5060. KSMP's address for service is c/o Stapleton Group, 514 Via de la Valle, Solana Beach, CA 92075. The address for service on LeFever Mattson and all other Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 9562. 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/IM>

1 Name of Applicant: SSL Law Firm LLP
2 Authorized to Provide
3 Professional Services to: LeFever Mattson, a California corporation, *et al.*
4 Petition Dates: August 6, 2024; September 12, 2024; October 2, 2024²
5 Retention Date: December 30, 2024, by Order dated January 23, 2025
6 Interim Fee Period: May 1, 2025 through August 31, 2025
7 Prior Applications: January 1, 2025 through April 30, 2025 [Dkt. No. 1549]
8 This is an: X interim _____ final application.
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26 ² One Debtor, Windscape Apartments, LLC, filed a chapter 11 petition in this Court on
27 August 6, 2024 (the “Windscape Petition Date”). LeFever Mattson and 57 other Debtors filed
28 chapter 11 petitions in this Court on September 12, 2024 (the “LeFever Mattson Petition Date”).
Two Debtors, Pinewood Condominiums, LP and Ponderosa Pines, LP, filed chapter 11 petitions
in this Court on October 2, 2024 (the “Pinewood-Ponderosa Petition Date,” and, together with the
Windscape Petition Date and the LeFever Mattson Petition Date, the “Petition Dates”).

Interim Application Summary	
Name of Applicant	SSL Law Firm LLP
Name of Client	LeFever Mattson, a California corporation, <i>et al.</i>
Time period covered by Interim Application	May 1, 2025, through August 31, 2025
Total compensation (fees) sought during Application Period	\$843,915.00
Total expenses sought during Application Period	\$10.00
Petition Dates	August 6, 2024; September 12, 2024; October 2, 2024
Retention Date	December 30, 2024
Date of order approving employment	January 23, 2025 - [Dkt. No. 644]
Total compensation allowed by interim order to date	\$449,556.17
Total expenses allowed by interim order to date	\$363.67
Blended rate in the Interim Application for all attorneys	\$759.33
Blended rate in the Interim Application for all timekeepers	\$706.86
Compensation sought in the Interim Application already paid pursuant to a monthly compensation certificate but not yet allowed	\$0.00
Expenses sought in the Interim Application already paid pursuant to a monthly compensation certificate but not yet allowed	\$0.00
Number of professionals included in Interim Application	14
Number of professionals billing fewer than 15 hours to the case during the Application Period	6
Are any rates higher than those approved or disclosed at retention	No

SUMMARY OF MONTHLY FEE STATEMENTS

Applicant did not file any monthly fee statements during this Interim Fee Period.

**SECOND INTERIM FEE APPLICATION OF SSL LAW FIRM LLP AS REAL
ESTATE COUNSEL FOR THE DEBTORS AND DEBTORS IN POSSESSION
(May 1, 2025, through August 31, 2025)**

CUMULATIVE COMPENSATION BY PROFESSIONAL

NAME OF PROFESSIONAL:	POSITION	YEAR ADMITTED	HOURLY RATE	TOTAL HOURS	FEES
Maria Bernstein	Partner	1996	\$800	483.10	\$386,480.00
Elizabeth Murphy	Partner	1988	\$800	68.70	\$54,960.00
Sally Shekou	Partner	1995	\$800	7.80	\$6,240.00
Lisa Travaglini	Partner	1992	\$800	59.60	\$47,680.00
Thomas Brown	Partner	1995	\$800	5.20	\$4,160.00
Chrysanthe Gussis	Of Counsel	1998	\$750	269.50	\$202,125.00
Stephanie Foster	Senior Counsel	2011	\$750	11.90	\$8,925.00
Hannah Cooper	Associate	2025	\$600	142.90	\$85,740.00
Betsy Veverka	Real Estate Specialist	NA	\$450	0.60	\$270.00
Suzette Varga- Wagner	Real Estate Specialist	NA	\$450	34.00	\$14,960.00
Kristy Miller	Real Estate Specialist	NA	\$450	51.80	\$23,310.00
Cherri Caro	Paralegal	NA	\$150	51.30	\$7,695.00
Ryan Palmer	Paralegal	NA	\$325	1.40	\$455.00
Ava Lakey	Administrative Assistant	NA	\$150	6.10	\$915.00
Total:				1,193.90	\$843,915.00

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CUMULATIVE COMPENSATION BY PROJECT CATEGORY

May 1, 2025 through August 31, 2025

Matter Code	Description	Hours	Amount	Status
A	REVISIONS TO PURCHASE AND SALE AGREEMENT AND RELATED FORMS TO ADDRESS NEGOTIATION AND CLOSING EFFICIENCIES			
4476-3	Continued Advice and Drafting and Revision of Multiple Purchase and Sale Agreement and Related Forms	63.20	\$44,030.00	
	TOTAL	63.20	\$44,030.00	
B	LEGAL ADVICE REGARDING TITLE MATTERS			
4476-15	Title Review and Legal Analysis For LeFever Mattson Property	85.90	\$61,790.00	
4476-16	Analysis of Vesting Deed Issues for LeFever Mattson Property Sales	22.20	\$15,835.00	
	TOTAL	108.10	\$77,625.00	
C	LEGAL ADVICE ON PORTFOLIO-WIDE PURCHASE AND SALE ISSUES FOR LEFEVER MATTSON PORTFOLIO			
4476-53	Legal Advice on Portfolio-Wide Purchase and Sale Issues for LeFever Mattson Portfolio	92.00	\$70,760.00	
	TOTAL	92.00	\$70,760.00	
D	GENERAL LEGAL ADVICE AND ASSISTANCE WITH CERTAIN RESIDENTIAL PROPERTY SALES			
4476-17	Valley Oak, 6346/6348 Sorrell Court, Citrus Heights CA; Purchase and Sale Agreement	7.40	\$4,540.00	CLOSED
4476-20	1870 Thornsberry Road, Sonoma, CA; Purchase and Sale Agreement	3.40	\$2,385.00	
4476-66	1864 Quail Meadows Circle, Vacaville, CA; Purchase and Sale Agreement	6.80	\$4,840.00	CLOSED
4476-68	Valley Oak, 7210/7212 Grady Drive, Citrus Heights, CA; Purchase and Sale Agreement	3.90	\$2,295.00	
4476-69	789 Cordilleras Drive, Sonoma, CA; Purchase and Sale Agreement	20.60	\$15,570.00	CLOSED
4476-70	802, 830-848, 520/530/532 Studley Street, Sonoma, CA; Purchase and Sale Agreement	4.20	\$2,780.00	CLOSED
4476-71	653 3rd Street West, Sonoma, CA; Purchase and Sale Agreement	17.60	\$13,900.00	CLOSED
4476-72	Valley Oak, 5513/5515, 5521/5523, 5537/5539 Missie Way, Sacramento, CA; Purchase and Sale Agreement	4.30	\$2,660.00	CLOSED
4476-73	7339-7341 Arleta Court, Sacramento, CA; Purchase and Sale Agreement	13.80	\$9,060.00	CLOSED

4476-75	596 3rd Street East, Sonoma CA; Purchase and Sale Agreement	5.50	\$3,690.00	CLOSED
4476-76	258 Lorraine Boulevard, San Leandro, CA; Title Matters and Purchase and Sale Agreement	6.70	\$4,580.00	CLOSED
4476-21	Cornerstone Property, 23570 Arnold Drive, 72 Wagner Road, 100 Wagner Road, and 200 Wagner Road, Sonoma, CA; Purchase and Sale Agreement	0	\$0.00	
4476-60	Legal Advice and Support Relating to Residential Purchase and Sale Agreements for LeFever Mattson Portfolio	91.60	\$33,880.00	
	TOTAL CLOSED	86.90	\$61,620.00	
	TOTAL	185.80	\$100,180.00	
E	GENERAL ADVICE, NEGOTIATION, AND CLOSING OF LESS NEGOTIATED COMMERCIAL PROPERTY SALES			
4476-22	1841 Quail Meadows Circle, Vacaville, CA; Purchase and Sale Agreement	0.30	\$240.00	
4476-23	Pinyon Creek Development; Purchase and Sale Agreement	0.00	\$0.00	
4476-37	Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement	17.80	\$12,825.00	
4476-37.2	Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement	6.00	\$4,260.00	
4476-38	Sharis Apartments, 453 A Fleming Avenue E, Vallejo, CA; Purchase and Sale Agreement	17.70	\$10,815.00	
4476-38.1	Sharis Apartments, 453 A Fleming Avenue E, Vallejo, CA; Purchase and Sale Agreement	3.30	\$2,640.00	
4476-40	The Broadway, 1161-1167 Broadway, Sonoma, CA; Reciprocal Easement Agreement and Purchase and Sale Agreement	21.80	\$16,425.00	CLOSED
4476-41	905 Broadway Street, Fairfield, CA; Purchase and Sale Agreement	18.10	\$11,705.00	CLOSED
4476-42	501-523 Carpenter Street, Fairfield, CA; Purchase and Sale Agreement	16.40	\$10,925.00	CLOSED
4476-44	Tradewinds Apartments, 1189 Dana Drive, Fairfield, CA; Purchase and Sale Agreement	19.20	\$15,360.00	
4476-45	Country Glen Apartments, 7575 Power Inn Road, Sacramento, CA; Purchase and Sale Agreement	25.50	\$18,510.00	
4476-46	Courtyard Cottages Apartments, 7337 Power Inn Road, Sacramento, CA; Purchase and Sale Agreement	20.10	\$14,520.00	
4476-48	Gold Oak Apartments, 3310-3336 Cimmarron Road. Cameron Park, CA; Purchase and Sale Agreement; Dan Flanigan	12.60	\$10,080.00	
4476-49	Dana Drive Apartments, 1190 Dana Drive, Fairfield, CA; Purchase and Sale Agreement	3.20	\$2,560.00	
4476-49.1	Dana Drive Apartments, 1190 Dana Drive, Fairfield, CA; Purchase and Sale Agreement	5.70	\$3,325.00	
4476-52	LIV1621 Apartments, 1621 Hood Road, Sacramento, CA; Purchase and Sale Agreement	23.80	\$18,470.00	CLOSED
4476-55	18585 Manzanita Road, Sonoma, CA; Purchase and Sale Agreement	9.60	\$6,830.00	CLOSED

4476-56	Ceres West Mobile Home Park, 2030 E. Grayson Road, Ceres, CA; Purchase and Sale Agreement	21.10	\$16,405.00	CLOSED
4476-62	17700 Sonoma Highway, Sonoma, CA; Purchase and Sale Agreement; Sean Payne	4.70	\$3,410.00	
4476-77	1045 Bart Road, Sonoma, CA; CC&R Amendment and Purchase and Sale Agreement	5.10	\$4,080.00	
4476-79	520 Capitol Mall, Sacramento, CA; Purchase and Sale Agreement; CalHFA (California Housing Finance Agency)	1.80	\$1,440.00	
4476-80	103/105 Commerce Court, Fairfield, CA; Purchase and Sale Agreement; Equity Oak Ventures, LLC	7.50	\$5,000.00	
	TOTAL CLOSED	110.80	\$80,760.00	
	TOTAL	261.30	\$189,825.00	
F	ADVICE, DOCUMENTATION, NEGOTIATION AND CLOSING OF SPECIFIC COMPLEX COMMERCIAL PROPERTY SALES			
4476-35	500 Jackson Street, Fairfield, CA; Purchase and Sale Agreement	37.10	\$29,200.00	CLOSED
4476-39	Vaca Villa Apartments, 370 Butcher Road, Vacaville, CA; Purchase and Sale Agreement; Guangyu Zhang, Xiangwen Lu, Margaret Lu	38.50	\$27,765.00	CLOSED
4476-43	Woodcreek Plaza, 7456 Foothills Road, Roseville, CA; Purchase and Sale Agreement	52.80	\$39,485.00	CLOSED
4476-47	Walnut Crest Apartments, 3217 Walnut Avenue, Carmichael, CA; Purchase and Sale Agreement	57.10	\$44,560.00	CLOSED
4476-50	Carmichael Apartments; 5800 Engle Road, Carmichael, CA; Purchase and Sale Agreement	51.90	\$39,595.00	
4476-50.1	Carmichael House; 5818 Engle Road, Carmichael, CA; Purchase and Sale Agreement	21.30	\$15,690.00	
4476-54	Pinyon Creek; Purchase and Sale Agreement	35.20	\$25,055.00	
4476-57	2280 Bates Avenue, Concord, CA; Purchase and Sale Agreement	29.10	\$21,355.00	
4476-61	4950, 4960, 4970 Allison Parkway, Vacaville, CA; Purchase and Sale Agreement	36.60	\$24,810.00	
4476-63	The Shops at Golden Hills, 941-1017 Alamo Drive, Vacaville, CA; Purchase and Sale Agreement; Fillmore Capital Acquisitions, LLC	30.00	\$22,250.00	
4476-64	Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road, Fresno, CA; Purchase and Sale Agreement; ABH1, LLC	33.90	\$25,650.00	
4476-64.1	Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road, Fresno, CA; Purchase and Sale Agreement; Bison Acquisitions, LLC	2.40	\$1,920.00	
	TOTAL CLOSED	185.50	\$141,010.00	
	TOTAL	425.90	\$317,335.00	
G	LEGAL ADVICE REGARDING HOSPITALITY MATTERS, TENANT AND LIEN ISSUES			
4476-65	Legal Advice on Sale of Hospitality Assets for	7.80	\$5,175.00	

	LeFever Mattson Portfolio			
4476-74	Legal Advice on Tenant Issues for LeFever Mattson Portfolio	32.70	\$25,575.00	
4476-78	5533-5535 Missie Way, Sacramento, CA; Preparation and Filing of Lien for Payment; Graham Reid	17.10	\$13,410.00	
	TOTAL	57.60	\$44,160.00	
H	LEGAL ADVICE ON PORTFOLIO-WIDE PURCHASE AND SALE ISSUES AND NECESSARY CLIENT SUPPORT AND MATTER MANAGEMENT SERVICES			
4476-67	LFM Client Services- Chapter 11	0.00 [written down from 99.80]	\$0.00 (discount of \$69,075.00)	
	TOTAL	0.00	\$0.00	
TOTAL A-H	TOTAL OF ALL MATTERS	1193.90	\$843,915.00	
	TOTAL OF ALL MATTERS - CLOSED	383.20	\$283,390.00	
	Expenses			
4476-63	Delaware SOS	-	\$10.00	
	TOTAL EXPENSES		\$10.00	

CUMULATIVE EXPENSE SUMMARY

Expense Category	Service Provider (if applicable)	Total Expenses
Secretary of State Status Check	Delaware Secretary of State	\$10.00
TOTAL		\$10.00

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

In re:

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

Debtors.

In re

KS MATTSON PARTNERS, LP,

Debtor.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**SECOND INTERIM FEE APPLICATION
OF SSL LAW FIRM LLP AS REAL
ESTATE COUNSEL TO THE DEBTORS
AND DEBTORS IN POSSESSION FOR
ALLOWANCE AND PAYMENT OF
COMPENSATION AND
REIMBURSEMENT OF EXPENSES FOR
THE PERIOD MAY 1, 2025, THROUGH
AUGUST 31, 2025**

Date: TBD

Time: TBD

Place: **(In Person or Via Zoom)**

United States Bankruptcy Court
1300 Clay Street, Courtroom 215
Oakland, CA 94612

Objection Deadline: TBD

¹ The last four digits of LeFever Mattson's tax identification number are 7537. The last four digits of the tax identification number for KS Mattson Partners, LP ("KSMP") are 5060. KSMP's address for service is c/o Stapleton Group, 514 Via de la Valle, Solana Beach, CA 92075. The address for service on LeFever Mattson and all other Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 9562. 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>.

SSL Law Firm LLP (the “Applicant” or “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 (the “Chapter 11 Cases”), hereby submits its Second Interim Fee Application (the “Interim Application”), for an order, in substantially the form attached hereto as **Exhibit A**, pursuant to sections 330 and 331 of title 11 of the United States Code (the “Bankruptcy Code”), Rule 2016 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”), the *Guidelines for Compensation and Expense Reimbursement of Professionals and Trustees* (the “Northern District Guidelines”), the Bankruptcy Local Rules for the Northern District of California (the “Local Rules”), and 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”) entered by the Court on November 18, 2024, for interim approval and allowance of (i) compensation for professional services rendered to the Debtors from May 1, 2025, through and including August 31, 2025, (the “Interim Fee Period”), and (ii) reimbursement of expenses incurred in connection with such services; and, in support thereof, respectfully represents as follows:

PRELIMINARY STATEMENT

1. Since the effective date of SSL’s retention by the Debtors on December 30, 2024, SSL has been actively engaged in representing the Debtors in the preparation for marketing and sale of Debtors’ real estate portfolio of real property assets. During the period covered by this Interim Fee Application, which largely occurred prior to the prior fee application hearings that took place on July 18 and August 1, 2025 (the “Prior Interim Fee Hearings”), SSL’s services continued to include working with the creditors committee, Debtor bankruptcy counsel, and Debtor consultants (the “Debtor Team”) to continue to prepare and revise existing forms of contracts, including off-the-shelf forms adopted in response to the Prior Interim Fee Hearings, continue to resolve title issues, and prepare documents to sell the Debtors’ properties, including Purchase and Sale Agreements (“PSA’s” or each a “PSA”), amendments, title objection responses, and amendments of PSA’s, and closing documents, as well as to negotiate all such documents to the Debtor Team’s satisfaction, and all as more particularly described in SSL’s invoices attached

1 hereto. In addition, the Debtor Team consulted with SSL and requested assistance with other, non-
2 PSA matters, including recovery of certain costs and troubleshooting certain tenant disputes,
3 contractual matters, and continuing title issues, as well as addressing property-specific issues
4 related to the marketability of properties prior to approving sales. However, during the Interim
5 Fee Period, especially after the Prior Interim Fee Hearings, much of SSL's work centered around
6 documenting, advising on, negotiating, and closing commercial PSAs. During this Interim Fee
7 Period, SSL estimates that its professionals handled 51 separate PSAs and 16 Amendments, which
8 has thus far led to 29 signed PSAs still in progress in addition to the 24 that closed.

9 2. The Interim Application is based upon the points and authorities cited herein, the
10 Declaration of Sally Shekou filed concurrently herewith, the exhibits attached hereto, the
11 pleadings, papers, and records on file in these cases, and any evidence or argument that the Court
12 may entertain at the time of the hearing on this Interim Application.

13 JURISDICTION

14 3. This Court has jurisdiction to consider this matter pursuant to 28 U.S.C. §§ 157 and
15 1334, the *Order Referring Bankruptcy Cases and Proceedings to Bankruptcy Judges*, General
16 Order 24 (N.D. Cal.), and Rule 5011-1(a) of the Local Rules. This is a core proceeding pursuant
17 to 28 U.S.C. § 157(b)(2). Venue is proper before this Court pursuant to 28 U.S.C. § 157(b)(2).
18 Venue is proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409.

19 CASE BACKGROUND AND STATUS

20 **A. General Background**

21 4. Debtor Windscape Apartments, LLC, filed its chapter 11 petition on August 6,
22 2024. Fifty-eight Debtors, including LeFever Mattson, filed their chapter 11 petitions on
23 September 12, 2024. Debtors Pinewood Condominiums, LP, and Ponderosa Pines, LP, filed their
24 chapter 11 petitions on October 2, 2024.

25 5. The Debtors continue to operate their businesses and manage their properties as
26 debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The United
27 States Trustee appointed the Committee in these Chapter 11 Cases on October 9, 2024, [Dkt. No.
28

1 135] and amended its appointment on November 25, 2024 [Dkt. No. 368]. No trustee or examiner
2 has been appointed in these Chapter 11 Cases.

3 6. Additional background information on these Chapter 11 Cases is present in the
4 *Declaration of Bradley D. Sharp in Support of Chapter 11 Petitions and First Day Motions* (the
5 “First Day Declaration”) [Dkt. No. 5].

6 **B. Summary of Professional Compensation and Reimbursement of Expenses**
7 **Requested**

8 7. By this Interim Application, the Applicant seeks interim allowance of
9 compensation in the amount of **\$843,915.00** and actual and necessary expenses in the amount of
10 **\$10.00**, for a total allowance of **\$843,925.00** for the Interim Period. Attached hereto as **Exhibit B**
11 is an accurate and complete copy of an itemized statement detailing all fees and expenses accrued
12 during the Interim Fee Period.

13 8. All services for which SSL requests compensation were performed for or on behalf
14 of the Debtors. SSL has received no promises for payment from any source other than the Debtors
15 for services rendered or to be rendered in any capacity whatsoever in connection with the matters
16 covered by this Interim Application.

17 9. There is no agreement or understanding between SSL and any other person other
18 than the partners of SSL for the sharing of compensation to be received for services rendered in
19 these Chapter 11 Cases. In connection with these Chapter 11 Cases, during the Interim Fee Period
20 SSL was paid \$0.00 in fees and \$0.00 in expenses pursuant to the procedures established in the
21 Interim Fee Order.²

22 10. SSL has billed the Debtors in accordance with its existing billing rates and
23 procedures in effect during the Interim Fee Period. These rates are comparable to the rates SSL
24 charges for services rendered by its attorneys and paraprofessionals in comparable matters and are
25 reasonable given the compensation charged by comparably skilled practitioners in similar matters
26

27 ² As of the date of filing this Interim Application, the order granting Applicant’s First Interim
28 Fee Application was entered on August 2, 2025, but Applicant has not been paid any fees from the
start of its engagement to perform services for Debtors.

1 in both the California and national markets. The Summary Sheet filed herewith contains tables
2 listing the SSL attorneys who have performed services for the Debtors during the Interim Fee
3 Period, including their job titles, hourly rates, aggregate numbers of hours worked in this matter,
4 and the year in which each professional was licensed to practice law. The Summary Sheet also
5 contains a table summarizing the hours worked by SSL's attorneys broken down by approved
6 matter code. SSL maintains computerized time records, which are attached hereto and are being
7 furnished to the Debtors and the U.S. Trustee. The Debtors have reviewed the Interim Application
8 and approve the fees and expenses requested herein.

9 11. To the extent that time or disbursement charges for services rendered or
10 disbursements incurred relate to the Interim Fee Period but were not processed prior to the
11 preparation of this Application, SSL reserves the right to request additional compensation for such
12 services and reimbursement of such expenses in a future application.

13 **SUMMARY OF SERVICES PERFORMED**

14 **BY SSL DURING THE INTERIM FEE PERIOD**

15 12. During the Interim Fee Period, SSL professionals expended 1,193.90 total hours on
16 behalf of the Debtors. Of these hours, 624.40 hours were expended by SSL Partners, 269.50 hours
17 were expended by Of Counsel, 11.90 hours were expended by Senior Counsels, 142.90 hours were
18 expended by Associates, 86.40 hours were expended by Real Estate Specialists, 52.70 hours were
19 expended by Paralegals, and 6.10 hours were expended by Administrative Assistants performing
20 paraprofessional services in support of legal work.

21 13. In accordance with the Interim Fee Order, the Northern District Guidelines, and the
22 Local Rules, SSL has classified services performed into the specific categories set forth below.
23 The following summary of services rendered during the Interim Fee Period is not intended to be a
24 detailed description of the work performed. Rather, it merely highlights certain project billing
25 categories in which significant services were rendered by SSL on billed matters, and identifies
26 some of the issues SSL was required to address. For purposes of this Interim Fee Application
27 narrative, SSL has grouped its services into the eight categories of work shown below. These
28 categories of work encompass the 17 matter codes referenced in the Cumulative Compensation by

Project Category Chart (the “Chart”). The matter codes in the Chart track the attached SSL invoices and such matter codes are listed below the corresponding category of work at A-G, below.

14. Before the Prior Interim Fee Hearings, the Debtor Team required SSL’s extensive involvement in all aspects of the sales process for both residential and commercial sales. Most (40% of the total) upfront time was spent in June, when many of the Debtor’s properties went to market. At that time, the Debtor Team was preparing and proceeded to put many assets on the market. There was a steep learning curve for the Debtor Team, title company and brokers. Due to this, the Debtor Team needed SSL to be very hands-on and highly involved in the early transactions to address a myriad of real-time issues that arose. The significant up-front time invested by the Debtor Team and SSL has now enabled the Debtor Team to smoothly handle ongoing and new transactions with significantly less involvement from SSL, resulting in a substantial drop in fees, particularly in August (the fees for which are only 15% of the total incurred for the Interim Fee Period). Also, until the Prior Interim Fee Hearing, SSL continued to follow the Debtor Team’s direction and extensive requests for more involvement of the sales transactions. Following the Prior Interim Fee Hearing, SSL following the Court’s direction, used diligent efforts to substantially reduce its time and involvement on matters while continuing to meet SSL’s professional obligations. This reduction in time was possible due to SSL’s and the Debtor Team’s early establishment of best practices, and detailed forms and processes that ensured consistency and efficiency in transactions. SSL expects that the upfront investment of time will continue to result in reducing legal fees on transactions going forward, as reflected in the August billings, and SSL anticipates that this trend will continue for future fee applications.

A. Revisions to Purchase and Sale Agreement and Related Forms to Address Negotiation and Closing Efficiencies:

Total Fees: \$44,030.00; Total Hours: 63.20 / Matter Code 4476-3

15. Before the Prior Interim Fee Hearings, SSL professionals continued to respond to the Debtor Team’s requests for new and revised transaction documents for the sale of the Debtors’ real property assets. After the Prior Interim Fee Hearings, in response to the Court’s position on the need for tailored forms, SSL limited the scope of its work on requested changes to transaction forms to only those matters which, in SSL’s professional opinion, would be prudent and necessary

as a result of process changes and issues that arose during pending sales transactions. Through the sales process, SSL and the Debtor Team identified recurring issues and bottlenecks that were hampering the sale of the Debtors' assets and those were addressed with form revisions by SSL. SSL believes that the time invested by SSL and the Debtor Team in developing the transaction forms and associated processes has significantly improved the efficiency of documenting, negotiating and the closing of sales transactions to date. At the Debtor Team's request, SSL also developed required documentation such as the required form of waivers of contingencies by buyers and amendments addressing commonly required changes to the PSAs, such as extensions of dates and purchase price reductions. The forms created by SSL were adapted deal-by-deal to swiftly address buyer issues as they arose during the purchase and sale transaction process.

B. Legal Advice Regarding Title Matters.

Total Fees: \$77,625.00; Total Hours: 108.10 / Matter Codes 4476-15 (General: Fees: \$61,790.00; Hours 85.90) and 4476-16 (Vesting: Fees \$15,835.00; Hours 22.20)

16. During the Interim Fee Period, SSL professionals continued to resolve general title issues and ongoing vesting issues on a portfolio-wide basis. Examples of this work included resolving issues involving the formation and status of Debtor entities (in some cases forfeited as a result of nonpayment of taxes), negotiations with the title company to resolve issues regarding the insurability of certain proposed transfers of Debtor properties, and resolving issues involving missing unrecorded grant deeds, deceased parties and co-ownership of properties with parties unwilling to enter into a transaction with Debtor entities (including several Debtor properties subject to a fee interest held by Risa Meyers). During this period, SSL attorneys successfully negotiated acceptable compromises to overcome the title company's rejection of the proposed Court-approved stipulation regarding the sale in connection with the issuance of title policies to buyers. This challenging process also involved working with other title companies as potential alternatives to ensure that these issues would not interfere with the Debtors' ability to transfer the properties to buyers.

C. Legal Advice on Portfolio-Wide Purchase and Sale Issues for LeFever Mattson Portfolio
Total Fees: \$70,760.00; Total Hours: 92.00; Matter Code 4476-53

1 17. During the Interim Fee Period, SSL attorneys regularly advised the Debtor Team
2 on a myriad of legal issues arising across multiple Debtor assets or on a portfolio-wide basis. The
3 scope and difficulty of such issues has been broad and varied and required SSL attorney time and
4 expertise on substantive real estate legal issues. Addressing such issues also required ongoing
5 participation by SSL professionals on Debtor Team calls to stay abreast of developing issues, as
6 requested by the Debtor Team. In addition to substantive legal issues, SSL attorneys also worked
7 to address the Debtor Team's requests to streamline communications and the procedures for timely
8 completion of transactions.

9 18. Among the many matters addressed by SSL attorneys were issues arising from the
10 buyers' and their counsels', brokers' and the Debtor Team's questions or confusion regarding the
11 implementation of bankruptcy procedures and requirements as established by the Order
12 Establishing Omnibus Procedures for Real Property Sales ("**Omnibus Order**") and the completion
13 and application of individual Notices of Sale consistent with the Omnibus Order (especially for
14 Socotra loans) (together with the Omnibus Order, the "**Sale Orders**") to individual property
15 documents, escrows and closing logistics. For example, the provisions related to the Socotra
16 escrow holdbacks raised many issues during the initial closing of properties encumbered by such
17 loans. Likewise, sales involving large assets subject to auction and overbid procedures required
18 more communications and analysis with respect to auction and overbid procedures, changing of
19 buyers, termination of escrows, handling deposits and the like. Other examples of work billed to
20 this matter related to: buyer due diligence and the timely delivery of clean contingency/condition
21 and title approvals and due diligence waivers, a myriad of issues regarding buyers' approvals for
22 service contracts and leases, requests from different buyers and brokers to clarify timelines for
23 bankruptcy approvals and filings, issues around the execution of letters of intent, as well as specific
24 issues that arose with respect to Section 8 leases and Housing Authority Contracts, and unique deal
25 or amendment terms. The time spent on these matters was more significant during this Interim
26 Fee Period because the Debtor Team was in the process of establishing best practices, processes
27 and protocols, as well discovering issues that needed to be addressed during the negotiation and
28 closing of the first transactions. At this point, these processes and issues have been addressed and

fine-tuned so that transactions can proceed smoothly, due in large part to the upfront time invested by SSL attorneys and the Debtor Team on such matters.

D. General Legal Advice and Assistance With Certain Residential Property Sales

Total Fees: \$100,180.00; Total Hours: 185.80;

Matters: Valley Oak, 6346/6348 Sorrell Court, Citrus Heights CA (Matter Code: 4478-17); 1870 Thornsberry Road, Sonoma, CA (Matter Code 4476-20); 1864 Quail Meadows Circle, Vacaville, CA (Matter Code 4476-66); Valley Oak, 7210/7212 Grady Drive, Citrus Heights, CA (Matter Code 4476-68); 789 Cordilleras Drive, Sonoma, CA (Matter Code 4476-69); 802, 830-848, 520/530/532 Studley Street, Sonoma, CA (Matter Code 4476-70); 653 3rd Street West, Sonoma, CA (Matter Code 4476-71); Valley Oak, 5513/5515, 5521/5523, 5537/5539 Missie Way, Sacramento, CA (Matter Code 4476-72); 7339-7341 Arleta Court, Sacramento, CA (Matter Code 4476-73); 596 3rd Street East, Sonoma CA (Matter Code 4476-75); 258 Lorraine Boulevard, San Leandro, CA (Matter Code 4476-76); 23570 Arnold Drive, 72 Wagner Road, 100 Wagner Road, and 200 Wagner Road, Sonoma, CA (Matter Code 4476-21); Legal Advice and Support Relating to Residential Purchase and Sale Agreements for LeFever Mattson Portfolio (Matter Code 4476-60)

19. During this Interim Fee Period, the Debtor Team required advice and counsel from SSL attorneys on legal issues related to residential properties, as well as assistance on the sale of certain residential properties, particularly with respect to the initial properties that went into contract where the Debtor Team was establishing the documentation and process for negotiating and closing these transactions. Most of the time spent on these 11 residential matters occurred in May and June, before the Prior Interim Fee Hearings. While SSL advised the Debtor Team to use broker forms and processes for the residential transactions, initially there were many broker-made errors and confusion regarding the transaction documentation. For example, the wrong seller entities were referenced in the PSAs, or important provisions were not checked as required. After discovering these errors, the Debtor Team asked SSL to provide quality control and to assist with the closing of these transactions. Through these early transactions, SSL implemented processes that enabled the Debtor Team and brokers to proceed with sale of the remaining residential properties in the Debtors' portfolio without SSL's involvement and assisted in the execution process for the residential transactions. After the Prior Interim Fee Hearings, SSL scaled back the

scope of services for residential properties to only essential services pertaining to title matters and legal advice, consistent with the direction provided by the Court at the Prior Interim Fee Hearings. Even with the residential transactions handled before the Prior Interim Fee Hearings, SSL was very sensitive to fees incurred on these matters and SSL attorneys did their best to minimize their involvement while still being responsive to our client's requirements as we deemed appropriate based on our professional expertise.

E. **General Advice, Negotiation, and Closing of Less Negotiated Commercial Property Sales**

Total Fees: \$189,825.00; Total Hours: 261.30

Matters: 1841 Quail Meadows Circle, Vacaville, CA (Matter Code 4476-22); Pinyon Creek Development; Purchase and Sale Agreement (Matter Code 4476-23); Le French Quarter, 170-182 1st Street E, Sonoma, CA (Matter Codes 4476-37 and 4476-37.2); Sharis Apartments, 453 A Fleming Avenue E, Vallejo, CA (Matter Codes 4476-38 and 4476-38.1); The Broadway, 1161-1167 Broadway, Sonoma, CA; Reciprocal Easement Agreement (Matter Code 4476-40); 905 Broadway Street, Fairfield, CA (Matter Code 4476-41); 501-523 Carpenter Street, Fairfield, CA (Matter Code 4476-42); Tradewinds Apartments, 1189 Dana Drive, Fairfield, CA; (Matter Code 4476-44); Country Glen Apartments, 7575 Power Inn Road, Sacramento, CA (Matter Code 4476-45); Courtyard Cottages Apartments, 7337 Power Inn Road, Sacramento, CA (Matter Code 4476-46); Gold Oak Apartments, 3310-3336 Cimmarron Road. Cameron Park, CA (Matter Code 4476-48); Dana Drive Apartments, 1190 Dana Drive, Fairfield, CA (Matter Codes 4476-49 and 4476-49.1); LIV1621 Apartments, 1621 Hood Road, Sacramento, CA; Purchase and Sale Agreement (Matter Code 4476-52); 18585 Manzanita Road, Sonoma, CA (Matter Code 4476-55); Ceres West Mobile Home Park, 2030 E. Grayson Road, Ceres, CA (Matter Code 4476-56); 17700 Sonoma Highway, Sonoma, CA (Matter Code 4476-62); 1045 Bart Road, Sonoma, CA (Matter Code 4476-77); 520 Capitol Mall, Sacramento, CA (Matter Code 4476-79); 103/105 Commerce Court, Fairfield, CA (Matter Code 4476-80)

20. During the Interim Fee Period, SSL attorneys handled approximately 34 separate commercial PSA transactions. Of these, 12 transactions closed during the Interim Fee Period. The PSAs and associated work varied in complexity due to the buyers' level of sophistication, risk tolerance, involvement of opposing counsel, and understanding of the bankruptcy process and limitations. Of the commercial transactions handled by SSL during this period, approximately 22 were PSAs that were less negotiated because the Buyers were unrepresented by counsel or, in a

few cases, represented by counsel who made minimal comments and did not negotiate aggressively or expect explanations of the PSA timelines and bankruptcy provisions. In addition, many of the properties in this category of commercial transactions tended to have fewer property condition and tenancy dispute issues. As a result, these transactions required less negotiations regarding due diligence matters, thereby resulting in fewer associated amendments.

F. Advice, Documentation, Negotiation and Closing of Specific Complex Commercial Property Sales

Total Fees: \$317,335.00; Total Hours: 425.90; Matter Codes

Matters: 500 Jackson Street, Fairfield, CA (Matter Code 4476-35); Vaca Villa Apartments, 370 Butcher Road, Vacaville, CA (Matter Code 4476-39); Woodcreek Plaza, 7456 Foothills Road, Roseville, CA (Matter Code 4476-43); Walnut Crest Apartments, 3217 Walnut Avenue, Carmichael, CA; Purchase and Sale Agreement (Matter Code 4476-47); Carmichael Apartments; 5800 Engle Road, Carmichael, CA (Matter Code 4476-50); Carmichael House; 5818 Engle Road, Carmichael, CA (Matter Code 4476-50.1); Pinyon Creek (Matter Code 4476-54); 2280 Bates Avenue, Concord, CA (Matter Code 4476-57); 4950, 4960, 4970 Allison Parkway, Vacaville, CA (Matter Code 4476-61); The Shops at Golden Hills, 941-1017 Alamo Drive, Vacaville, CA (Matter Code 4476-63); Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road, Fresno, CA (Matter Code 4476-64); Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road, Fresno, CA (Matter Code 4476-64.1)

21. During the Interim Fee Period, SSL attorneys handled approximately 12 complex commercial PSA transactions that involved 16 amendments. Of these transactions, 4 closed during the Interim Fee Period. The higher fees arising from complex transactions were driven by many different factors beyond SSL's control. In contrast to the simpler transactions, many of these deals involved more sophisticated or risk-averse buyers and buyers who had retained outside counsel who were more aggressive negotiators (or in some cases, the buyers were attorneys representing themselves). Some buyers in these complex transactions had retained bankruptcy counsel that wanted to negotiate bankruptcy issues and others had retained counsel who were unfamiliar with the bankruptcy process, thereby requiring many more discussions during the negotiation process. In some cases, the same buyer was acquiring multiple Debtor assets together that required specific drafting, such as cross default and cross-contingency provisions (one transaction involved both a residential and commercial transaction that resulted in additional layers of complexity). These complex transactions required multiple drafts of the PSA, more frequent communication with the Debtor Team, the title company, brokers, buyers and their counsel and more extensive

documentation. For example, in one transaction that closed (Walnut Crest Apartments) the buyer (an attorney unfamiliar with the bankruptcy process) required agreement on form estoppels from residential tenants (which is very unusual), heavily negotiated multiple price reductions, and required separate assignments of unlawful detainer matters. Many of these complex transactions also have property condition, title and tenant issues that impacted negotiations and required additional amendments to resolve the concerns raised by buyers in their due diligence review.

G. Legal Advice Regarding Hospitality Matters, Tenant and Lien Issues.

Total Fees: \$44,160.00; Total Hours: 57.60; Matter Codes

Matters: (Legal Advice on Tenant Issues for LeFever Mattson Portfolio (Matter Code 4476-74); Legal Advice on Sale of Hospitality Assets for LeFever Mattson Portfolio (Matter Code 4476-65); 5533-5535 Missie Way, Sacramento, CA; Preparation and Filing of Lien for Payment (Matter Code 4476-78)

22. During the Interim Fee Period, SSL attorneys provided legal advice regarding matters unique to hospitality assets and handled the contractual or lease disputes of Debtors with other property owners, tenants and property managers related to the Debtors' assets being marketed for sale (or in contract). These included addressing tenant default and Section 8 issues that were raised by the Debtor Team in connection with the sales of the Debtors' assets and asserting rights including payment obligations owed to Debtors by third parties.

H. Legal Advice on Portfolio-Wide Purchase and Sale Issues and Necessary Client Support and Matter Management Services

Total Fees: \$0.00 (Discount of \$69,075.00); Total Hours:99.8; Matter Code 4476-67

23. During the Interim Fee Period, SSL professionals provided an array of services either expressly requested by the Debtor Team and at its direction or necessary and prudent in connection with SSL's timely and efficient performance of its overall services for Debtors. The time included in this matter has a broad scope, but includes: ongoing discussions with the Debtor Team regarding deal procedures, ongoing development and updating of standard operating procedures for quality control and uniformity in drafting and negotiations across the Debtors' portfolio, coordination within the SSL Team to ensure consistency and efficient handling of transactions, and ongoing training provided to brokers and Debtor Team members on Debtor and real estate specific issues and matters. As an accommodation to Debtors and considering the

Court's prior objections to SSL's involvement in administrative tasks at the request of the Debtor Team, SSL performed these services during the Interim Fee Period at no charge to the Debtors.

ACTUAL AND NECESSARY DISBURSEMENTS

24. As is its typical practice in chapter 11 cases, SSL advanced costs on behalf of the Debtors in connection with the discharge of the duties described in the Interim Application. During the Interim Fee Period, SSL incurred a total of **\$10.00** in expenses. The expenses consisted of costs of confirming entity status for an entity on the Delaware Secretary of State portal. These expenses are reasonable and necessary for the administration of these Chapter 11 Cases. Receipts for all significant expenses have been provided to the Debtors.

LEGAL BASIS FOR INTERIM COMPENSATION

25. The professional services for which SSL requests interim allowance of compensation and reimbursement of expenses were rendered and incurred in connection with these Chapter 11 Cases in the discharge of SSL's professional responsibilities as real estate counsel for the Debtors in these Chapter 11 Cases. SSL's services have been necessary and beneficial to the Debtors, their estates, their secured and unsecured creditors, and other parties in interest.

26. In accordance with the factors enumerated in section 330 of the Bankruptcy Code, SSL respectfully submits that the amount requested by SSL is fair and reasonable given the complexity of these Chapter 11 Cases, the time expended, the nature and extent of the services rendered, the value of such services, and the costs of comparable services other than in a case under the Bankruptcy Code. Moreover, SSL has reviewed the requirements of the Interim Fee Order, and the Northern District Guidelines, and believes that the Interim Application complies with all of them.

AVAILABLE FUNDS

27. The Applicant understands that the Debtors' estates have sufficient funds available to pay the fees and costs sought herein.

NOTICE

Notice of the Interim Application has been provided to parties in interest in accordance with the procedures set forth in the Interim Fee Order. SSL submits that, in view of the facts and

1 circumstances of the Chapter 11 Case, such notice is sufficient, and no other or further notice need
2 be provided.

3 **CONCLUSION**

4 SSL respectfully requests an interim allowance of **\$843,915.00** as compensation to SSL for
5 fees, and an interim allowance of **\$10.00** as reimbursement to SSL for actual and necessary
6 expenses, for a **total** interim allowance of **\$843,925.00** and for such other and further relief as this
7 Court deems proper.

8
9 Dated: October 29, 2025

SSL LAW FIRM LLP

10 By: /s/ Sally Shekou

11 Sally Shekou

12 *Real Estate Counsel for the Debtors*
13 *and Debtors in Possession*
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KELLER BENVENUTTI KIM LLP
101 MONTGOMERY STREET, SUITE 1950
SAN FRANCISCO, CALIFORNIA 94104

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Exhibit A
(Proposed Order)

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)
101 Montgomery Street, Suite 1950
San Francisco, California 94104
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.*,¹

Debtors.

In re

KS MATTSON PARTNERS, LP,

Debtor.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

**[PROPOSED] ORDER GRANTING
SECOND INTERIM FEE
APPLICATION OF SSL LAW FIRM
LLP AS REAL ESTATE COUNSEL
TO THE DEBTORS AND DEBTORS
IN POSSESSION FOR ALLOWANCE
AND PAYMENT OF
COMPENSATION AND
REIMBURSEMENT OF EXPENSES
FOR THE PERIOD MAY 1, 2025,
THROUGH AUGUST 31, 2025**

Date: TBD

Time: TBD

Place: **(In Person or Via Zoom)**

United States Bankruptcy Court
1300 Clay Street, Courtroom 215
Oakland, CA 94612

Objection Deadline: TBD

¹ The last four digits of LeFever Mattson's tax identification number are 7537. The last four digits of the tax identification number for KS Mattson Partners, LP ("KSMP") are 5060. KSMP's address for service is c/o Stapleton Group, 514 Via de la Valle, Solana Beach, CA 92075. The address for service on LeFever Mattson and all other Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 9562. 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>.

Upon consideration of the *Second Interim Fee Application of SSL Law Firm LLP*, (“SSL”) as Real Estate Counsel to the Debtors and Debtors in Possession for Allowance and Payment of Compensation and Reimbursement of Expenses for the Period May 1, 2025, through August 31, 2025 (the “Interim Application”); and this Court having jurisdiction to consider the Interim Application and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334, the *Order Referring Bankruptcy Cases and Proceedings to Bankruptcy Judges*, General Order 24 (N.D. Cal), and Rule 5011-1(a) of the Bankruptcy Local Rules for the United States District Court for the Northern District of California; and consideration of the Interim Application and the requested relief being a core proceeding pursuant to 28 U.S.C. §§ 1408 and 1409; and due and proper notice of the Interim Application having been provided; and this Court having reviewed the Interim Application and the Shekou Declaration; and, upon the record and all of the proceedings had before the Court; and this Court having found and determined that the relief sought in the Interim Application is in the best interests of the Debtors, their estates, creditors, and all the parties in interest; and that the legal and factual bases set forth in the Interim Application establish just cause for the relief granted herein; and after due deliberation and sufficient cause appearing therefor,

IT IS HEREBY ORDERED THAT:

1. The Interim Application is granted as provided herein.
2. SSL is awarded an interim allowance of its compensation for professional services rendered in the amount of **\$843,925.00**, consisting of **\$843,915.00** of fees and reimbursement of **\$10.00** of actual and necessary expenses incurred during the Interim Fee Period.
3. The Debtors are authorized and directed to pay SSL the balance due on account of fees and expenses awarded and allowed under this Order, or a total of **\$843,925.00**.
4. The Court shall retain jurisdiction to determine any controversy arising in connection with this Order.

**** END OF ORDER ****

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Exhibit B
(Itemized Billing Statements)

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

May 31, 2025
Invoice: 185944

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$16,765.00

RE: 4476-00003 / *Purchase and Sale Agreement and Related Forms*
For LeFever Mattson Property Sales

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/01/2025	SS	Review FTI and KBK comments to Purchase and Sale Agreement term and revised Purchase and Sale Agreement.	0.40	320.00
05/04/2025	CG	Revise Purchase and Sale Agreement form based on FTI and client comments.	1.30	975.00
05/05/2025	CG	Revise hotel, apartment and commercial Purchase and Sale Agreement forms regarding changes based on Socotra loan requirements, stalking horse provisions and other issues identified by client and FTI.	1.70	1,275.00
05/06/2025	CG	Communications with client and FTI regarding Purchase and Sale Agreement issues for various asset types.	1.20	900.00
05/06/2025	RP	Review Addendum One to residential Purchase and Sale Agreement (single unit and 2-4 unit versions) and prepare Socotra versions of same.	1.00	325.00
05/07/2025	MVB	Review sale order regarding purchase and sale terms for conformity to forms.	0.30	240.00
05/07/2025	RP	Further revise Addendum to residential Purchase and Sale Agreement form and circulate same.	0.40	130.00
05/08/2025	CG	Review Purchase and Sale Agreement forms with updated sales terms.	0.40	300.00
05/09/2025	CG	Call with FTI and client regarding further revisions to preparation of Purchase and Sale Agreement forms.	0.50	375.00
05/15/2025	MVB	Revise Purchase and Sale Agreement forms to add necessary information required for drafting exhibits.	0.80	640.00
05/16/2025	MVB	Draft corrective changes to form Purchase and Sale Agreements based on client and FTI comments.	1.40	1,120.00
05/23/2025	MVB	Review and analyze revisions to Purchase and Sale Agreements based on changes to auction procedures.	0.50	400.00
05/23/2025	MVB	Review changes to Purchase and Sale Agreement forms for	0.30	240.00

Socotra versus Non-Socotra Loans.

05/23/2025	SS	Review Purchase and Sale Agreement form regarding shopping center specific purchase terms and revise same.	0.70	560.00
05/24/2025	CG	Review and comment on further revisions to auction and bankruptcy processes for Purchase and Sale Agreement forms.	0.60	450.00
05/24/2025	CG	Review and revise Purchase and Sale Agreement negotiated terms to address repeated buyer comments.	0.60	450.00
05/26/2025	CG	Review and analyze Purchase and Sale Agreement forms regarding auction and bankruptcy process issues to address FTI and client concerns.	0.80	600.00
05/27/2025	CG	Correspondence and calls with KBK and FTI regarding Purchase and Sale Agreement forms and required revisions.	1.20	900.00
05/28/2025	CG	Communications with FTI and KBK regarding Purchase and Sale Agreement forms and required modifications.	1.00	750.00
05/28/2025	MVB	Analyze required modifications to Purchase and Sale Agreement pertaining to tenant leases and notice requirements.	0.30	240.00
05/28/2025	MVB	Multiple correspondence regarding client requests for changes to Exhibit K of form Purchase and Sale Agreements.	0.30	240.00
05/29/2025	AEL	Revise excluded assets and closing date language in Purchase and Sale Agreement forms.	0.70	105.00
05/29/2025	CG	Revise various Purchase and Sale Agreement forms regarding closing date language and other matters based on specific deal and business feedback.	1.50	1,125.00
05/29/2025	CG	Extensive calls and emails with FTI and KBK regarding Purchase and Sale Agreement processes, revisions, tracking and drafting consistency.	2.30	1,725.00
05/29/2025	MVB	Analyze required changes to Purchase and Sale Agreement forms regarding handling of personal property and excluded assets.	0.60	480.00
05/29/2025	MVB	Multiple correspondence with FTI and client regarding revisions to Purchase and Sale Agreement forms regarding potential fluctuations in closing timelines and possible language revisions.	0.30	240.00
05/29/2025	MVB	Correspondence with client and FTI regarding revised Purchase and Sale Agreement form addressing language relating to excluded personal property.	0.20	160.00
05/30/2025	CG	Revise auction procedures in Purchase and Sale Agreement forms.	0.70	525.00
05/30/2025	CG	Calls and correspondence with FTI and KBK regarding auction procedures and requested changes addressing same.	0.60	450.00
05/31/2025	CG	Calls and correspondence with client and FTI regarding their input on Purchase and Sale Agreement processes and form revisions.	0.70	525.00
			Sub-total Fees:	\$16,765.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	5.00	Hours	\$800.00/hr	4,000.00
Sally Shekou	Partner	SS	1.10	Hours	\$800.00/hr	880.00
Chrysanthe Gussis	Of Counsel	CG	15.10	Hours	\$750.00/hr	11,325.00
Ryan Palmer	Paralegal	RP	1.40	Hours	\$325.00/hr	455.00

Ava Lakey	Administrative	AEL	<u>0.70</u>	Hours	\$150.00/hr	<u>105.00</u>
		Total hours:	<u>23.30</u>			\$16,765.00
					Total Current Billing:	<u>\$16,765.00</u>
					Total Now Due:	\$16,765.00



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.: 185944

Invoice Date: 5/31/2025

Amount Due: \$16,765.00

RE: 4476-00003 / *Purchase and Sale Agreement and Related Forms For LeFever Mattson Property Sales*

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

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

May 31, 2025
Invoice: 185945

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$24,945.00

RE: 4476-00015 / *Title Review and Legal Analysis For LeFever
Mattson Property Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/01/2025	MVB	Review updated new title reports spreadsheet and links.	0.60	480.00
05/01/2025	MVB	Call with title company regarding updated title reports.	0.20	160.00
05/01/2025	MVB	Correspondence with title company regarding updated released site tracker.	0.10	80.00
05/01/2025	SJV	Read, respond and analyze issues in multiple email correspondences among P. Monaco, J. Martin and K. Demaree regarding updating title for sites newly released to market.	0.40	180.00
05/01/2025	SJV	Analyze updated title report for corrections to vesting issues, taxes and liens for property at 23570 Arnold Drive, 72, 100, 150 Wagner Road.	0.40	180.00
05/01/2025	SJV	Analyze updated title report for corrections to vesting issues, taxes and liens for property at 302 304 310 1st Street East and correspondence with title company regarding same.	0.60	270.00
05/01/2025	SJV	Analyze updated title report for corrections to vesting issues, taxes and liens for property at 450 W Spain St and correspondence with title company regarding same.	0.50	225.00
05/01/2025	SJV	Analyze updated title report for corrections to vesting issues, taxes and liens for property at 171 W Spain Street and correspondence with title company regarding same.	0.50	225.00
05/01/2025	SJV	Analyze updated title report for corrections to vesting issues, taxes and liens for property at 17700 Sonoma Highway and correspondence with title company regarding same.	0.40	180.00
05/02/2025	MVB	Correspondences with client and title company regarding title matters for Purchase and Sale Agreements.	1.00	800.00
05/02/2025	MVB	Attention to easement issues for various properties to clear title matters.	0.60	480.00
05/02/2025	MVB	Correspondence with title company regarding escrow and closing statements.	0.60	480.00

05/02/2025	MVB	Correspondence with title company regarding NHD orders, timing and charges.	0.20	160.00
05/02/2025	MVB	Correspondence with title company regarding updated title report spreadsheet for newly released properties.	0.10	80.00
05/02/2025	MVB	Attention to form of payoff authorization to request payoff amounts for title company.	0.30	240.00
05/02/2025	SJV	Review, analyze and respond to multiple correspondences among K. Demaree and P. Monaco regarding standardizing the payoff procedure and settlement statement preparation for the commercial sites.	0.60	270.00
05/02/2025	SJV	Analyze payoff authorization documentation and escrow forms sent from title company.	0.20	90.00
05/02/2025	SJV	Update preliminary title reports and files for the sites released to the market.	1.30	585.00
05/05/2025	MVB	Review easement forms to address title issues for various properties.	0.40	320.00
05/05/2025	MVB	Attention to tracking methodology for one off title matters to be included in Purchase and Sale Agreement disclosures.	0.80	640.00
05/05/2025	MVB	Review Sale Notice form to assess required information from title company.	0.60	480.00
05/05/2025	SJV	Analysis of Danish & Donuts due diligence documents pertaining to encroachment issue to prepare for easement drafting and prepare summary.	1.60	720.00
05/05/2025	SJV	Analysis of form easement documents in preparation of potential easement for Danish & Donuts site.	0.80	360.00
05/05/2025	SJV	Begin preparation of draft easement for Danish & Donuts site.	0.50	225.00
05/07/2025	MVB	Correspondences with title company regarding assigned escrow officer and sale order information.	0.30	240.00
05/07/2025	MVB	Draft email to client, KBK and FTI summarizing response from title company regarding sales notice information.	0.40	320.00
05/07/2025	MVB	Respond to FTI team regarding title company input on sales notice preparation.	0.20	160.00
05/07/2025	MVB	Draft email summary responding to L. Gotguelf regarding closing statements and contact information for escrows.	0.60	480.00
05/07/2025	MVB	Correspondence with title company regarding sales order information.	0.30	240.00
05/07/2025	MVB	Review updated reports for 24120 Arnold and 520 Studley Street.	0.30	240.00
05/07/2025	SJV	Correspondence with title company regarding status of remaining updated title reports.	0.30	135.00
05/08/2025	MVB	Review and analyze requested sale order information from title reports.	0.60	480.00
05/08/2025	MVB	Draft email to client, FTI and KBK regarding analysis of sales order information and title reports as source of same.	0.60	480.00
05/08/2025	SJV	Analyze and respond to multiple correspondences among L. Hernandez, P. Monaco, K. Demaree and L. Gotguelf regarding revised title reports and sites being released and review of document attachments.	0.70	315.00

05/08/2025	SJV	Review updates made to escrow chart from title company.	0.20	90.00
05/09/2025	MVB	Email L. Gotguelf regarding clarification of terms for Notices of Sales Order and information available from title reports.	0.60	480.00
05/09/2025	SJV	Analysis and review of spreadsheets from FTI regarding title issues.	0.30	135.00
05/12/2025	MVB	Correspondence with FTI regarding title and escrow matters.	0.20	160.00
05/12/2025	SJV	Read, analyze and respond to multiple correspondences among FTI and KBK regarding escrow procedures and title matters.	0.60	270.00
05/12/2025	SJV	Read the revised Auction Procedures documents and summarize same for title impacts.	0.40	180.00
05/13/2025	MVB	Analyze and review revised title report spreadsheet.	0.30	240.00
05/13/2025	MVB	Analyze need for a special disclosure chart for properties with unique title or other material disclosure issues and review properties for same.	0.80	640.00
05/13/2025	MVB	Analyze and correspond with title company and bankruptcy team regarding requirements for preliminary settlement statements.	0.30	240.00
05/13/2025	MVB	Multiple correspondence and analyze request for review and completion of Sales Orders with lease, contract, and escrow information.	0.80	640.00
05/14/2025	MVB	Multiple correspondence with title company regarding the form of preliminary settlement statements, calculating individual closing dates, included costs, prorations and other form questions for preparation of settlement statements and calculation of costs based on closing date, calculation of closing dates.	0.80	640.00
05/14/2025	MVB	Review and analyze initial preliminary settlement statement for title matters.	0.80	640.00
05/14/2025	MVB	Multiple correspondence with title company following up on calculations on preliminary settlement statements.	0.30	240.00
05/14/2025	SJV	Read, analyze document attachments and respond to multiple correspondences among FTI, KBK and DSI regarding establishing the guidelines for procuring the draft settlement statements and preparing the sale notices.	0.80	360.00
05/14/2025	SJV	Read, analyze and respond to multiple correspondences among the title company regarding the issues involved in obtaining the preliminary escrow statements.	0.50	225.00
05/15/2025	MVB	Analyze the linked title company list with all properties and title report links for use for legal descriptions.	0.60	480.00
05/15/2025	SJV	Read, analyze and respond to multiple correspondences regarding adding counties to the property chart.	0.20	90.00
05/15/2025	SJV	Revisions to property chart, adding counties and descriptions for title company closing. .	0.60	270.00
05/15/2025	SJV	Read, analyze and respond to multiple correspondences among title company and FTI regarding title tracking issues. .	0.30	135.00
05/16/2025	MVB	Multiple correspondence with the title company regarding identification of escrow officers and requesting additional information for Purchase and Sale Agreement forms.	0.40	320.00
05/16/2025	MVB	Further multiple correspondence with title company counsel	0.30	240.00

		regarding customary requirement to provide Seller/Debtor affidavits for closings.		
05/16/2025	MVB	Review and confer with title company regarding draft settlement statements and correspondence with client regarding same.	0.40	320.00
05/16/2025	SJV	Read, analyze and respond to multiple correspondences among title company and FTI regarding which closing documents will be necessary pursuant to the sales order.	0.60	270.00
05/16/2025	SJV	Read, analyze and respond to multiple correspondences among FTI, DSI, SSL regarding newly approved properties for title review.	0.20	90.00
05/20/2025	MVB	Review and organize Debtor organizational documents to provide to title company for closings.	0.80	640.00
05/20/2025	MVB	Analyze title issues and correspondence with J. Romey and client team regarding documents and diligence required for DIP lender and title reports.	0.90	720.00
05/20/2025	SJV	Review updates received from title company for master title report spreadsheet.	0.50	225.00
05/20/2025	SS	Analyze correspondences from KBK and FTI regarding sales notices and issue for title company closing procedures.	0.20	160.00
05/21/2025	MVB	Analyze title information and issues for Butcher Road property.	1.20	960.00
05/21/2025	SJV	Prepare spreadsheet chart per DSI request regarding title reports for sites refinancing with DIP loans.	1.00	450.00
05/21/2025	SJV	Read, analyze and respond to multiple correspondences with FTI and DSL regarding title reports for sites being refinanced.	0.50	225.00
05/22/2025	MVB	Correspondence with client, KBK and FTI regarding title company requirements and protocols.	0.30	240.00
05/22/2025	MVB	Multiple correspondence with KBK and FTI regarding preparation of settlement statements with respect to title matters.	0.30	240.00
05/22/2025	MVB	Correspondence with the title company regarding closing process and documents required for individual commercial deals and confirmation no affidavits or indemnities required.	0.20	160.00
05/22/2025	MVB	Correspondence with title company regarding general authorization for B. Sharp to execute new Purchase and Sale Agreements.	0.20	160.00
05/22/2025	SJV	Review and analyze multiple correspondences with title company regarding 1130 Pear Tree Lane and review of document with deed issues.	1.00	450.00
05/23/2025	MVB	Multiple correspondence with title company regarding closing documentation requirements for individual closings.	0.40	320.00
05/28/2025	MVB	Analyze and respond to request for 7 property title reports for brokers.	0.20	160.00
05/28/2025	MVB	Correspondence with title company regarding execution of acknowledgement of Purchase and Sale Agreements.	0.20	160.00
05/28/2025	SJV	Review, analyze and respond to multiple correspondences with FTI, DSL, SSL regarding new offer selections for property sites.	0.40	180.00
05/29/2025	MVB	Multiple correspondence with client and FTI regarding title company closing matters.	0.60	480.00

Sub-total Fees: \$24,945.00

Total Current Billing: \$24,945.00

Case: 24-10545 Doc# 2734-2 Filed: 10/29/25 Entered: 10/29/25 21:43:50 Page 10 of 409



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TELEPHONE: 415.814.6400
FACSIMILE: 415.814.6401
billing@sslfirm.com

Tax ID Number: 94-3397499

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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.: 185945
Invoice Date: 5/31/2025

Amount Due: \$24,945.00

RE: 4476-00015 / Title Review and Legal Analysis For LeFever Mattson Property Portfolio

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**

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San Francisco, CA 94104

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

May 31, 2025
Invoice: 185946

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$8,005.00

RE: 4476-00016 / *Analysis of Vesting Deed Issues for LeFever
Mattson Property Sales*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/01/2025	SJV	Analyze updated title report for corrections to vesting issues, taxes and liens for property at 241 1st Street West and correspondence with title company regarding same.	0.60	270.00
05/06/2025	MVB	Attention to updates to title reports for vesting.	0.20	160.00
05/07/2025	MVB	Correspondence regarding Risa Mayers and other title vesting issues with title company.	0.20	160.00
05/07/2025	MVB	Attention to summary of all title updates for vesting issues.	0.30	240.00
05/07/2025	SJV	Analysis of documents regarding seller authority documents.	0.20	90.00
05/08/2025	MVB	Attention to updated reports for vesting regarding 525 W. Napa Street and 424 2nd Street West.	0.20	160.00
05/08/2025	SJV	Analysis of revised title reports for 505 Napa Street and 424 2nd Street regarding correcting the vesting issues.	0.30	135.00
05/09/2025	MVB	Attention to email from S. Daar regarding status of updated vesting on title reports for flagged properties.	0.30	240.00
05/09/2025	MVB	Confer with S. Vargo Warner regarding updates on improperly vested properties.	0.60	480.00
05/09/2025	SJV	Analyze and respond to multiple correspondences from S. Daar regarding title tracking of sites with vesting issues.	0.20	90.00
05/12/2025	MVB	Email title company regarding 2280 Bates and 1130 Pear vesting.	0.30	240.00
05/12/2025	MVB	Correspondence with title company regarding R. Meyers and other individuals with interests in properties for sale.	0.60	480.00
05/12/2025	MVB	Email S. Daar regarding 2280 Bates and 1130 Pear and the individual ownership of other properties.	0.20	160.00
05/13/2025	MVB	Multiple correspondence and calls with P. Monaco regarding vesting of 2280 Bates and third-party non-Debtor properties.	0.30	240.00
05/13/2025	MVB	Multiple correspondence and analysis of information from title reports regarding 789 Cordilleras & 653 3rd Street West vesting	0.30	240.00

		and summary of same.		
05/13/2025	SJV	Read, analyze and respond to multiple correspondences among title company regarding title vesting issues and encumbrances for 2280 Bates property.	0.40	180.00
05/14/2025	MVB	Multiple correspondence with title company and bankruptcy team regarding vesting exceptions in title report for 2280 Bates and issues with vesting deeds.	0.60	480.00
05/15/2025	MVB	Review and further revise APN and vesting tracker.	0.60	480.00
05/15/2025	MVB	Multiple correspondence regarding title tracking for Bates Avenue, 8th Street East, East Napa Street and Pear Tree Lane vesting issues.	0.30	240.00
05/15/2025	MVB	Multiple correspondence and analysis regarding Pear Tree Lane vesting in Lisa DeLong and resolving same.	0.40	320.00
05/15/2025	SJV	Read, analyze and respond to multiple correspondences among title company, FTI regarding vesting issues on Bates Ave.	0.50	225.00
05/19/2025	MVB	Create corrected vesting information document.	0.70	560.00
05/21/2025	SJV	Analysis regarding vesting and contract issues for LM sites.	1.00	450.00
05/27/2025	MVB	Analyze Woodcreek Apartments vesting questions.	0.30	240.00
05/27/2025	SJV	Analysis regarding correction of vesting issues for the sites with multiple owners.	0.20	90.00
05/27/2025	SJV	Further analysis regarding vesting and contract issues for newly released LM sites.	0.10	45.00
05/29/2025	MVB	Analyze title vesting matters, including Risa Meyers vesting, 105 Commerce and review documents and emails regarding same.	1.20	960.00
05/29/2025	SJV	Analysis of vesting and contract issues for newly released property sites.	0.60	270.00
05/30/2025	MVB	Correspondence with title company regarding fraud concerns on chain of title.	0.10	80.00

Sub-total Fees: \$8,005.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	7.70	Hours	\$800.00/hr	6,160.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	4.10	Hours	\$450.00/hr	1,845.00

Total hours: 11.80 \$8,005.00

Total Current Billing: \$8,005.00

Total Now Due: \$8,005.00



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SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
FACSIMILE: 415.814.6401
billing@sslfirm.com

Tax ID Number: 94-3397499

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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.: 185946
Invoice Date: 5/31/2025

Amount Due: \$8,005.00

RE: 4476-00016 / *Analysis of Vesting Deed Issues for LeFever Mattson Property Sales*

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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1 Post Street, Suite 2100
San Francisco, CA 94104

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

May 31, 2025
Invoice: 185947

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,600.00

RE: 4476-00017 / Valley Oak, 6346/6348 Sorrell Court, Citrus
Heights CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/15/2025	HC	Review and revise Purchase and Sale Agreement for 6346-6348 Sorrell Court.	1.10	660.00
05/15/2025	HC	Correspondence with T. Phillips and S. Daar regarding Seller disclosures for Sorrell Court Purchase and Sale Agreement.	0.20	120.00
05/20/2025	HC	Further review and revise Purchase and Sale Agreement for 6346-6348 Sorrell Court.	0.40	240.00
05/20/2025	HC	Further review and revise Purchase and Sale Agreement forms (RPA and RIPA).	0.60	360.00
05/20/2025	HC	Correspondence to circulate Addendum to T. Phillips for Sorrell Court.	0.20	120.00
05/20/2025	HC	Correspondence with FTI and client regarding changes required to Addendum for Sorrell Court.	0.20	120.00
05/20/2025	HC	Create new form of Addendum for RIPA form.	1.40	840.00
05/20/2025	MVB	Analyze issues with Sorrell Court Purchase and Sale Agreement and Addendum.	0.30	240.00
05/22/2025	HC	Review and analyze Purchase and Sale Agreement and offer package for 6346/6348 Sorrell Court in connection with multiple correspondence regarding revisions to Purchase and Sale Agreement requested by FTI and brokers.	1.20	720.00
05/22/2025	HC	Review revised offer package in connection with correspondence regarding corrections needed prior to execution and missing initials.	0.30	180.00
Sub-total Fees:				\$3,600.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.30	Hours	\$800.00/hr	240.00
Hannah Cooper	Associate	HC	5.60	Hours	\$600.00/hr	3,360.00

Total hours: 5.90

\$3,600.00

Total Current Billing: \$3,600.00

Total Now Due: \$3,600.00



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

Invoice No.: 185947
Invoice Date: 5/31/2025

Amount Due: \$3,600.00

RE: 4476-00017 / Valley Oak, 6346/6348 Sorrell Court, Citrus Heights CA; Purchase and Sale 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:
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

May 31, 2025
Invoice: 185948

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,160.00

RE: 4476-00020 / 1870 Thornsberry Road, Sonoma, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/15/2025	MVB	Analyze questions from client regarding Thornsberry Purchase and Sale Agreement.	1.30	1,040.00
05/16/2025	HC	Review Purchase and Sale Agreement for 1870 Thornsberry; correspondence with D. Casabonne regarding Addendum attachment; review revised offer package; correspondence regarding issue with initials; correspondence regarding execution.	1.60	960.00
05/16/2025	MVB	Correspondence with KBK and FTI regarding Sales Order form status for use in Purchase and Sale Agreement.	0.20	160.00
			Sub-total Fees:	\$2,160.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.50	Hours	\$800.00/hr	1,200.00
Hannah Cooper	Associate	HC	1.60	Hours	\$600.00/hr	960.00
		Total hours:	3.10			<u>2,160.00</u>
					Total Current Billing:	<u>\$2,160.00</u>
					Total Now Due:	\$2,160.00



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

Invoice No.: 185948
Invoice Date: 5/31/2025

Amount Due: \$2,160.00

RE: 4476-00020 / 1870 Thornsberry Road, Sonoma, CA; Purchase and Sale Agreement

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:
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1 Post Street, Suite 2100
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LeFever Mattson
c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

May 31, 2025
Invoice: 185949

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$16,720.00

RE: 4476-00035 / 500 Jackson Street, Fairfield, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/15/2025	MVB	Correspondence with client and FTI regarding approval of 500 Jackson sale.	0.20	160.00
05/15/2025	MVB	Review Letter of Intent and other approval documents for 500 Jackson.	0.30	240.00
05/15/2025	MVB	Correspondence with client and FTI regarding question about approved documents and disclosures for 500 Jackson.	0.20	160.00
05/15/2025	MVB	Correspondence with client and FTI regarding client hold on 500 Jackson Purchase and Sale Agreement for additional approval.	0.10	80.00
05/15/2025	MVB	Multiple correspondence with client and FTI regarding broker questions regarding property disclosures for 500 Jackson and analyze same.	0.60	480.00
05/15/2025	MVB	Multiple correspondence with title company regarding sales orders and abolition of affidavit requirements for closing.	0.60	480.00
05/15/2025	MVB	Draft Purchase and Sale Agreement.	1.30	1,040.00
05/16/2025	MVB	Multiple correspondence with title company regarding 500 Jackson and escrow requirements.	0.90	720.00
05/16/2025	MVB	Analysis of additional disclosures requested by FTI and brokers for 500 Jackson.	0.30	240.00
05/16/2025	MVB	Multiple correspondence with title company regarding its execution of acknowledgment of Purchase and Sale Agreement.	0.20	160.00
05/16/2025	MVB	Revise Purchase and Sale Agreement per feedback and comments from FTI, brokers and client.	2.90	2,320.00
05/16/2025	MVB	Prepare list of questions, missing information, and discrepancies with Letter of Intent for Purchase and Sale Agreement.	0.60	480.00
05/16/2025	MVB	Review revised 500 Jackson Purchase and Sale Agreement and revise further based on additional comments from FTI and client.	0.60	480.00
05/16/2025	MVB	Correspondence with title company regarding 500 Jackson title	0.20	160.00

issue.

05/16/2025	MVB	Correspondence with title company to provide entity formation documents for 500 Jackson.	0.30	240.00
05/16/2025	MVB	Review files for additional information to add to draft Purchase and Sale Agreement contracts and lease exhibits for 500 Jackson.	0.50	400.00
05/16/2025	MVB	Continue to prepare exhibits for 500 Jackson Purchase and Sale Agreement.	0.30	240.00
05/19/2025	MVB	Analyze escrow requirements for formal opening of escrow and request for settlement statement for Purchase and Sale Agreement.	0.80	640.00
05/20/2025	MVB	Revise contract and lease information in Exhibits to Purchase and Sale Agreement.	0.40	320.00
05/21/2025	MVB	Correspondence with FTI and client regarding closing documents.	0.20	160.00
05/23/2025	MVB	Revise 500 Jackson Purchase and Sale Agreement and draft list of open questions regarding new draft.	2.30	1,840.00
05/27/2025	MVB	Correspondence with KBK and FTI regarding 500 Jackson due diligence and title review.	0.30	240.00
05/27/2025	MVB	Further revise 500 Jackson Purchase and Sale Agreement per client comments.	0.90	720.00
05/27/2025	MVB	Draft email with notes sending 500 Jackson Purchase and Sale Agreement to client and FTI.	0.20	160.00
05/27/2025	MVB	Review and edit 500 Jackson exhibits further per FTI and client comments to Buyer response.	0.90	720.00
05/28/2025	MVB	Multiple correspondence with client and FTI regarding Purchase and Sale Agreement and circulation of same to Buyer.	0.50	400.00
05/28/2025	MVB	Analyze questions from FTI and client based on Buyer input regarding 500 Jackson Purchase and Sale Agreement.	0.30	240.00
05/29/2025	MVB	Revise Purchase and Sale Agreement provision further to address excluded personal property and circulate for approval.	0.80	640.00
05/29/2025	MVB	Further revise 500 Jackson Purchase and Sale Agreement to update for recent form changes.	0.60	480.00
05/30/2025	MVB	Further review and revise 500 Jackson per FTI comments.	0.50	400.00
05/30/2025	MVB	Further revise 500 Jackson for updated deal requirements provided by FTI and client from Buyer.	0.80	640.00
05/30/2025	MVB	Multiple correspondence with KBK and FTI regarding Buyer comments and revisions to 500 Jackson draft Purchase and Sale Agreement.	0.30	240.00
05/30/2025	MVB	Analyze updated disclosures list.	0.30	240.00
05/30/2025	MVB	Further revise 500 Jackson draft Purchase and Sale Agreement per FTI and client comments to Buyer revisions.	0.70	560.00

Sub-total Fees: \$16,720.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	20.90	Hours	\$800.00/hr	16,720.00
Total hours:			20.90			<u>\$16,720.00</u>

Total Current Billing: \$16,720.00

Total Now Due: \$16,720.00



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

Invoice No.: 185949
Invoice Date: 5/31/2025

Amount Due: \$16,720.00

RE: 4476-00035 / 500 Jackson Street, Fairfield, CA; Purchase and Sale 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

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PLEASE REMIT CHECK PAYMENTS TO:

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San Francisco, CA 94104

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

May 31, 2025
Invoice: 185950

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$11,345.00

RE: 4476-00037 / *Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/16/2025	SJV	Read, analyze and respond to multiple correspondences with title company regarding closing statements for Le French Quarter Apartments.	0.60	270.00
05/18/2025	CG	Draft Purchase and Sale Agreement.	3.30	2,475.00
05/20/2025	CG	Further prepare Purchase and Sale Agreement.	2.60	1,950.00
05/21/2025	CG	Finalize and circulate Purchase and Sale Agreement.	1.50	1,125.00
05/22/2025	CG	Revise Purchase and Sale Agreement and schedules/exhibits.	3.60	2,700.00
05/22/2025	SJV	Prepare Exhibits for Purchase and Sale Agreement.	1.50	675.00
05/23/2025	CG	Correspondence with client and FTI regarding Purchase and Sale Agreement issues.	0.60	450.00
05/27/2025	CG	Correspondence with client and FTI regarding Purchase and Sale Agreement issues and execution.	0.40	300.00
05/27/2025	CG	Review Purchase and Sale Agreement exhibit drafts.	0.30	225.00
05/28/2025	CG	Multiple correspondence with client and FTI regarding Purchase and Sale Agreement issues.	0.50	375.00
05/28/2025	MVB	Prepare and revise closing checklist for Le French Quarter.	1.00	800.00
Sub-total Fees:				\$11,345.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.00	Hours	\$800.00/hr	800.00
Chrysanthe Gussis	Of Counsel	CG	12.80	Hours	\$750.00/hr	9,600.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	2.10	Hours	\$450.00/hr	945.00
Total hours:			15.90			\$11,345.00

Total Current Billing: \$11,345.00

Total Now Due: \$11,345.00



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

Invoice No.: 185950
Invoice Date: 5/31/2025

Amount Due: \$11,345.00

RE: 4476-00037 / *Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

May 31, 2025
Invoice: 185951

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,075.00

RE: 4476-00038 / *Sharis Apartments, 453 A Fleming Avenue E,
Vallejo, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/21/2025	HC	Review preliminary title report and correspondence with title company regarding address discrepancy in title report.	0.80	480.00
05/21/2025	HC	Commence draft Purchase and Sale Agreement.	3.10	1,860.00
05/22/2025	CG	Review draft Purchase and Sale Agreement.	0.50	375.00
05/22/2025	HC	Revise Purchase and Sale Agreement for Sharis Apartments based on client comments and circulate to FTI and client.	2.40	1,440.00
05/30/2025	CG	Analyze Purchase and Sale Agreement issues raised by FTI and client.	0.40	300.00
05/30/2025	HC	Further revise Purchase and Sale Agreement based on more client and FTI comments and circulate same to client and FTI.	2.30	1,380.00
05/30/2025	HC	Revise closing date and excluded assets language within Purchase and Sale Agreement at client and FTI request.	0.40	240.00
			Sub-total Fees:	\$6,075.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	0.90	Hours	\$750.00/hr	675.00
Hannah Cooper	Associate	HC	9.00	Hours	\$600.00/hr	5,400.00
			Total hours:	9.90		\$6,075.00
						Total Current Billing: \$6,075.00
						Total Now Due: \$6,075.00



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

Invoice No.: 185951
Invoice Date: 5/31/2025

Amount Due: \$6,075.00

RE: 4476-00038 / *Sharis Apartments, 453 A Fleming Avenue E, Vallejo, CA; Purchase and Sale Agreement*

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

May 31, 2025
Invoice: 185952

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,440.00

RE: 4476-00039 / *Vaca Villa Apartments, 370 Butcher Road, Vacaville, CA; Purchase and Sale Agreement; Guangyu Zhang, Xiangwen Lu, Margaret Lu*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/21/2025	CG	Commence draft Purchase and Sale Agreement.	2.40	1,800.00
05/22/2025	CG	Further revise, draft and distribute Purchase and Sale Agreement.	0.80	600.00
05/23/2025	CG	Review client and FTI comments to Purchase and Sale Agreement and revise Purchase and Sale Agreement to address same.	2.10	1,575.00
05/30/2025	AEL	Revise closing date and excluded assets language in Purchase and Sale Agreement.	0.10	15.00
05/30/2025	CG	Correspondence with client and FTI regarding Purchase and Sale Agreement issues.	0.60	450.00
			Sub-total Fees:	\$4,440.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	5.90	Hours	\$750.00/hr	4,425.00
Ava Lakey	Administrative	AEL	0.10	Hours	\$150.00/hr	15.00
			Total hours:	6.00		\$4,440.00
						Total Current Billing: \$4,440.00
						Total Now Due: \$4,440.00



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

Invoice No.: 185952
Invoice Date: 5/31/2025

Amount Due: \$4,440.00

RE: 4476-00039 / Vaca Villa Apartments, 370 Butcher Road, Vacaville, CA; Purchase and Sale Agreement;
Guangyu Zhang, Xiangwen Lu, Margaret Lu

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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San Francisco, CA 94104

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

May 31, 2025
Invoice: 185953

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$10,775.00

RE: 4476-00040 / *The Broadway, 1161-1167 Broadway, Sonoma, CA;*
Reciprocal Easement Agreement and Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/17/2025	MVB	Correspondence with client and FTI regarding 1161 Broadway offer selection.	0.20	160.00
05/22/2025	MVB	Draft 1161 Broadway Purchase and Sale Agreement.	2.50	2,000.00
05/22/2025	MVB	Analyze Sales Procedure Order information and file documents to draft Purchase and Sale Agreement.	0.60	480.00
05/23/2025	MVB	Correspondence with FTI and DSI regarding status of Purchase and Sale Agreement draft.	0.10	80.00
05/23/2025	MVB	Continue to draft Purchase and Sale Agreement.	1.00	800.00
05/27/2025	MVB	Analyze 1161 Broadway disclosures for use in Purchase and Sale Agreement.	0.30	240.00
05/28/2025	MVB	Correspondences with FTI and client regarding Purchase and Sale Agreement and Property-specific disclosures to include.	0.40	320.00
05/28/2025	SVJ	Prepare exhibits for Purchase and Sale Agreement.	1.00	450.00
05/29/2025	MVB	Review disclosure list for 1161 Broadway disclosures from FTI and client.	0.20	160.00
05/29/2025	MVB	Analyze Reciprocal Easement Agreement issue for 1161 Broadway and title reports and parcel maps regarding same.	1.30	1,040.00
05/29/2025	MVB	Correspondence with FTI and client regarding Reciprocal Easement Agreement for 1161 Broadway.	0.20	160.00
05/29/2025	MVB	Continue to draft and revise Purchase and Sale Agreement regarding closing conditions.	1.20	960.00
05/29/2025	MVB	Further revise Purchase and Sale Agreement per FTI and client input.	0.60	480.00
05/29/2025	MVB	Review revisions for Purchase and Sale Agreement from FTI.	0.30	240.00
05/29/2025	MVB	Correspondence with client and FTI regarding updates to Purchase and Sale Agreement for deal specifics.	0.20	160.00

05/29/2025	MVB	Review easement forms for Reciprocal Easement Agreement to use in connection with closing.	0.40	320.00
05/29/2025	SJV	Revise exhibits for Purchase and Sale Agreement.	0.90	405.00
05/30/2025	MVB	Finalize revisions to Purchase and Sale Agreement and circulate same.	0.60	480.00
05/30/2025	MVB	Multiple correspondence with client and FTI regarding request for immediate changes to exhibits and broker information in 1161 Broadway Purchase and Sale Agreement.	0.50	400.00
05/30/2025	MVB	Further revise 1161 Broadway Purchase and Sale Agreement per FTI and client comments.	1.00	800.00
05/30/2025	MVB	Multiple correspondence with client and FTI and analyze cross collateralization question for 1161 Broadway.	0.30	240.00
05/31/2025	MVB	Multiple correspondence with client and FTI regarding Excluded Contracts language and further revisions requested to Purchase and Sale Agreement.	0.50	400.00

Sub-total Fees: \$10,775.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	12.40	Hours	\$800.00/hr	9,920.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	1.90	Hours	\$450.00/hr	855.00

Total hours: 14.30 \$10,775.00

Total Current Billing: \$10,775.00

Total Now Due: \$10,775.00



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SAN FRANCISCO, CA 94104
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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.: 185953
Invoice Date: 5/31/2025

Amount Due: \$10,775.00

RE: 4476-00040 / *The Broadway, 1161-1167 Broadway, Sonoma, CA; Reciprocal Easement Agreement and Purchase and Sale 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:
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1 Post Street, Suite 2100
San Francisco, CA 94104

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San Francisco, CA 94104

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

May 31, 2025
Invoice: 185954

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,540.00

RE: 4476-00041 / 905 Broadway Street, Fairfield, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/27/2025	HC	Draft Purchase and Sale Agreement for 905 Broadway.	3.40	2,040.00
05/28/2025	HC	Continue to review Letter of Intent/offer approval and draft Purchase and Sale Agreement.	0.80	480.00
05/29/2025	HC	Finalize draft Purchase and Sale Agreement for 905 Broadway and circulate to client and FTI.	0.60	360.00
05/30/2025	HC	Revise Purchase and Sale Agreement for 905 Broadway based on client comments and circulate to client and FTI.	0.80	480.00
05/30/2025	HC	Revise closing date and excluded assets language within Purchase and Sale Agreement per FTI and client comments.	0.30	180.00
			Sub-total Fees:	\$3,540.00

Timekeeper Summary

Hannah Cooper	Associate	HC	5.90	Hours	\$600.00/hr	3,540.00
			Total hours:	5.90		\$3,540.00
						Total Current Billing: \$3,540.00
						Total Now Due: \$3,540.00



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

Invoice No.: 185954

Invoice Date: 5/31/2025

Amount Due: \$3,540.00

RE: 4476-00041 / 905 Broadway Street, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

May 31, 2025
Invoice: 185955

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,800.00

RE: 4476-00042 / 501-523 Carpenter Street, Fairfield, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/27/2025	HC	Draft Purchase and Sale Agreement for 501 Carpenter.	2.60	1,560.00
05/28/2025	HC	Continue to review Letter of Intent/offer approval to draft Purchase and Sale Agreement.	0.70	420.00
05/28/2025	MVB	Analyze and respond to drafting issues for Purchase and Sale Agreement.	0.20	160.00
05/28/2025	MVB	Review and analyze disclosure list for disclosures to include in Purchase and Sale Agreement.	0.80	640.00
05/29/2025	HC	Finalize Purchase and Sale Agreement for 501 Carpenter and circulate to client and FTI team.	1.40	840.00
05/30/2025	HC	Revise closing date and excluded assets language within Purchase and Sale Agreement per client and FTI request.	0.30	180.00
			Sub-total Fees:	\$3,800.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.00	Hours	\$800.00/hr	800.00
Hannah Cooper	Associate	HC	5.00	Hours	\$600.00/hr	3,000.00
			Total hours:	6.00		\$3,800.00
						Total Current Billing: \$3,800.00
						Total Now Due: \$3,800.00



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

Invoice No.: 185955

Invoice Date: 5/31/2025

Amount Due: \$3,800.00

RE: 4476-00042 / 501-523 Carpenter Street, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

May 31, 2025
Invoice: 185956

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,225.00

RE: 4476-00043 / Woodcreek Plaza, 7456 Foothills Road, Roseville,
CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/22/2025	CG	Draft Purchase and Sale Agreement.	2.50	1,875.00
05/23/2025	CG	Correspondence with client and FTI regarding Letter of Intent/offer approval.	0.30	225.00
05/23/2025	CG	Further draft Purchase and Sale Agreement.	2.10	1,575.00
05/27/2025	CG	Correspondence with client and FTI regarding Purchase and Sale Agreement issues.	0.70	525.00
05/27/2025	CG	Revise Purchase and Sale Agreement based on client and FTI comments.	1.30	975.00
05/30/2025	CG	Further revise Purchase and Sale Agreement based on additional client comments.	1.40	1,050.00
			Sub-total Fees:	\$6,225.00

Timekeeper Summary

Chrysanthé Gussis	Of Counsel	CG	8.30	Hours	\$750.00/hr	6,225.00
			Total hours:	8.30		\$6,225.00
						Total Current Billing: \$6,225.00
						Total Now Due: \$6,225.00



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Invoice No.: 185956
Invoice Date: 5/31/2025

Amount Due: \$6,225.00

RE: 4476-00043 / Woodcreek Plaza, 7456 Foothills Road, Roseville, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

May 31, 2025
Invoice: 185957

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,640.00

RE: 4476-00044 / Tradewinds Apartments, 1189 Dana Drive,
Fairfield, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/30/2025	MVB	Draft Tradewinds Apartment Purchase and Sale Agreement.	2.30	1,840.00
05/30/2025	MVB	Review Tradewinds Apartment files for Purchase and Sale Agreement.	0.60	480.00
05/30/2025	MVB	Circulate Tradewinds Apartment draft Purchase and Sale Agreement to client and FTI.	0.30	240.00
05/30/2025	MVB	Multiple correspondence regarding notes and comments to Tradewinds Apartment Letter of Intent and first draft of Purchase and Sale Agreement.	0.40	320.00
05/30/2025	MVB	Review P633 Form - Small Assets Sale Notice for Tradewinds Purchase and Sale Agreement.	0.40	320.00
05/30/2025	MVB	Multiple correspondence with client and FTI regarding Tradewinds Purchase and Sale Agreement, questions and confirmations from Letter of Intent and for initial draft, and missing exhibit.	0.30	240.00
05/30/2025	MVB	Further update files for Tradewinds Purchase and Sale Agreement.	0.40	320.00
05/30/2025	MVB	Multiple correspondence regarding handling Exhibits F, G-1 and G-2 for all Purchase and Sale Agreement.	0.50	400.00
05/31/2025	MVB	Review Purchase and Sale Agreement provisions and client emails regarding excluded contracts and handling of LeFever Mattson affiliate contracts.	0.60	480.00
			Sub-total Fees:	\$4,640.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	5.80	Hours	\$800.00/hr	4,640.00
			Total hours:	5.80		\$4,640.00

Total Current Billing: \$4,640.00

Total Now Due: \$4,640.00

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.: 185957
Invoice Date: 5/31/2025

Amount Due: \$4,640.00

RE: 4476-00044 / Tradewinds Apartments, 1189 Dana Drive, Fairfield, CA; Purchase and Sale 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

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

May 31, 2025
 Invoice: 185958

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,125.00

RE: 4476-00045 / *Country Glen Apartments, 7575 Power Inn Road,
 Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/27/2025	CG	Review Letter of Intent and approval documents.	0.50	375.00
05/28/2025	CG	Draft Purchase and Sale Agreement.	2.10	1,575.00
05/28/2025	CG	Further prepare Purchase and Sale Agreement based on client and FTI comments.	1.60	1,200.00
05/29/2025	CG	Finalize Purchase and Sale Agreement and circulate same.	1.30	975.00
			Sub-total Fees:	\$4,125.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	5.50	Hours	\$750.00/hr	4,125.00
			Total hours:	5.50		\$4,125.00
						Total Current Billing: \$4,125.00
						Total Now Due: \$4,125.00



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.: 185958
Invoice Date: 5/31/2025

Amount Due: \$4,125.00

RE: 4476-00045 / Country Glen Apartments, 7575 Power Inn Road, Sacramento, CA; Purchase and Sale 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
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San Francisco, CA 94104

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

May 31, 2025
Invoice: 185959

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,200.00

RE: 4476-00046 / *Courtyard Cottages Apartments, 7337 Power Inn
Road, Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/01/2025	CG	Draft apartment-related provisions for Courtyard Cottages Purchase and Sale Agreement.	2.20	1,650.00
05/27/2025	CG	Review and analyze Letter of Intent and approval documents.	0.80	600.00
05/28/2025	CG	Commence draft Purchase and Sale Agreement.	1.20	900.00
05/29/2025	CG	Continue to draft Purchase and Sale Agreement.	1.20	900.00
05/29/2025	CG	Correspondence regarding draft Purchase and Sale Agreement.	0.20	150.00
			Sub-total Fees:	\$4,200.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	5.60	Hours	\$750.00/hr	4,200.00
			Total hours:	5.60		\$4,200.00
						Total Current Billing: \$4,200.00
						Total Now Due: \$4,200.00



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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.: 185959
Invoice Date: 5/31/2025

Amount Due: \$4,200.00

RE: 4476-00046 / *Courtyard Cottages Apartments, 7337 Power Inn Road, Sacramento, CA; Purchase and Sale 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

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PLEASE REMIT CHECK PAYMENTS TO:

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

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

May 31, 2025
 Invoice: 185960

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,840.00

RE: 4476-00048 / *Gold Oak Apartments, 3310-3336 Cimmarron Road.*
Cameron Park, CA; Purchase and Sale Agreement; Dan Flanigan

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/27/2025	MVB	Review approval documents and Letter of Intent and prepare Gold Oaks Apartments Purchase and Sale Agreement.	1.60	1,280.00
05/30/2025	MVB	Incorporate new form changes to Purchase and Sale Agreement.	0.70	560.00
			Sub-total Fees:	\$1,840.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.30	Hours	\$800.00/hr	1,840.00
			Total hours:	2.30		\$1,840.00
						Total Current Billing: \$1,840.00
						Total Now Due: \$1,840.00



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.: 185960
Invoice Date: 5/31/2025

Amount Due: \$1,840.00

RE: 4476-00048 / Gold Oak Apartments, 3310-3336 Cimmarron Road. Cameron Park, CA; Purchase and Sale Agreement; Dan Flanigan

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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1 Post Street, Suite 2100
San Francisco, CA 94104

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

May 31, 2025
Invoice: 185961

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$32,430.00

RE: 4476-00053 / *Legal Advice on Portfolio-Wide Purchase and Sale
Issues for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/01/2025	CG	Call with KBK and FTI regarding process for completion of Sale Notices.	1.00	750.00
05/01/2025	MVB	Correspondence with KBK, FTI and DSI regarding preparation of Sale Notices after diligence period expires.	0.10	80.00
05/02/2025	CG	Communications with KBK, FTI and DSI regarding Sale Notice procedures.	0.40	300.00
05/02/2025	MVB	Attention to email from J. Rosell regarding data for offer analyses.	0.10	80.00
05/05/2025	MVB	Review correspondence regarding information required for Sale Notice and payoff information.	0.30	240.00
05/05/2025	MVB	Analyze correspondences regarding preparation of chart regarding unique property issues for Purchase and Sale Agreement drafts.	0.20	160.00
05/06/2025	MVB	Correspondence with KBK and FTI regarding preparation of Sales Notice.	0.10	80.00
05/06/2025	MVB	Review KBK and FTI correspondence regarding broker walk through of Sales Notices procedures.	0.10	80.00
05/07/2025	CG	Real estate subcommittee call with KBK and FTI.	0.50	375.00
05/07/2025	CG	Communications with FTI and KBK regarding Sale Notice process and related contract obligations.	1.90	1,425.00
05/08/2025	MVB	Correspondence with KBK and FTI requesting information for Sale Notices.	0.20	160.00
05/09/2025	CG	Analysis and correspondence with client and FTI regarding legal issues for sales agreement terms, including contract approval procedures and liabilities, and bankruptcy affidavits.	1.90	1,425.00
05/09/2025	MVB	Respond to KBK and FTI emails regarding information for Sale Notices and sales agreements.	0.30	240.00
05/09/2025	MVB	Review and provide suggested revisions to Sales Notices to client and FTI.	0.40	320.00

05/09/2025	MVB	Multiple correspondence with client and FTI regarding executory contracts and expired leases and source of information.	0.70	560.00
05/09/2025	MVB	Further correspondence with FTI and KBK regarding information for Sales Notices.	0.20	160.00
05/12/2025	CG	Prepare communications regarding Capital Asset Recovery sale agreement.	1.50	1,125.00
05/12/2025	CG	Extensive communications with FTI and DSI regarding various liens, lease, commercial legal process issues regarding Purchase and Sale Agreements.	2.60	1,950.00
05/12/2025	CG	Review auction procedures for impacts on Purchase and Sale Agreements.	0.50	375.00
05/12/2025	MVB	Correspondence with KBK and FTI regarding their preferred order of execution by Buyer and Seller parties of Purchase and Sale Agreements and benefits of both.	0.40	320.00
05/12/2025	MVB	Analyze auction procedures and contract package reviews.	0.80	640.00
05/12/2025	MVB	Correspondence with FTI regarding recipients of Letter of Intent for drafting Purchase and Sale Agreements.	0.30	240.00
05/12/2025	MVB	Review all information needed for preparing commercial Purchase and Sale Agreements based on Letter of Intent terms.	1.20	960.00
05/12/2025	MVB	Correspondence with FTI regarding review of broker and Buyer comments to Letter of Intent and protocol for same.	0.10	80.00
05/12/2025	MVB	Correspondence with FTI regarding auction and overbid procedures.	0.10	80.00
05/12/2025	MVB	Multiple correspondence with FTI regarding steps for negotiating and finalizing commercial Purchase and Sale Agreements, including execution order.	0.80	640.00
05/12/2025	MVB	Multiple correspondence with KBK and FTI regarding more answers to questions regarding commercial property protocol.	0.70	560.00
05/12/2025	SJV	Read, analyze and respond to multiple correspondences among FTI and KBK regarding Auction Procedures.	0.60	270.00
05/13/2025	CG	Review and comment on Purchase and Sale Agreements legal issues.	1.40	1,050.00
05/13/2025	CG	Review and comment on auction procedures.	0.40	300.00
05/13/2025	MVB	Analyze large asset sale requirements and auction and overbid procedures.	0.60	480.00
05/14/2025	CG	Communications with client and FTI regarding commercial sales legal issues.	0.70	525.00
05/14/2025	CG	Communications with FTI and client regarding sale notices and procedures.	0.60	450.00
05/14/2025	MVB	Analyze client estimation of closing dates for Purchase and Sale Agreements.	0.40	320.00
05/14/2025	MVB	Correspondence with FTI, KBK and client regarding sales procedures.	0.30	240.00
05/14/2025	MVB	Correspondence with KBK and FTI regarding required information to complete initial Purchase and Sale Agreement draft and ensure due diligence information is immediately available.	0.20	160.00
05/15/2025	CG	Communications regarding Purchase and Sale Agreement issues.	0.70	525.00

05/15/2025	CG	Review issues regarding Sale Notices for Purchase and Sale Agreements.	0.30	225.00
05/15/2025	MVB	Draft and provide detailed client advice regarding disclosure package differences between Purchase and Sale Agreement forms and review and respond to additional correspondence regarding same.	1.10	880.00
05/15/2025	MVB	Analyze issues regarding disclosures for Purchase and Sale Agreements and needed modifications.	0.50	400.00
05/16/2025	CG	Review Purchase and Sale Agreements and communications regarding Purchase and Sale Agreement issues and questions with client and FTI.	1.50	1,125.00
05/16/2025	CG	Revise drafting and closing processes for Purchase and Sale Agreements.	1.30	975.00
05/16/2025	MVB	Attend real estate team call with client, KBK and FTI.	0.60	480.00
05/20/2025	CG	Communications with FTI regarding Purchase and Sale Agreement drafting issues.	0.80	600.00
05/20/2025	CG	Revise Purchase and Sale Agreement requirements for client and FTI.	0.50	375.00
05/20/2025	MVB	Correspondence with KBK and FTI regarding Sales Notices.	0.20	160.00
05/20/2025	MVB	Call regarding Sales Notices with client, KBK and FTI.	1.00	800.00
05/21/2025	CG	Extensive communications regarding various liens, lease, commercial process issues regarding Purchase and Sale Agreements.	1.50	1,125.00
05/21/2025	MVB	Multiple correspondence with client and FTI regarding uploading of completed Purchase and Sale Agreements.	0.30	240.00
05/21/2025	MVB	Multiple correspondence with bankruptcy team regarding questions for Purchase and Sale Agreement.	0.60	480.00
05/21/2025	MVB	Multiple correspondences regarding contracts and leases and other required exhibits relating to same as approved by client.	0.30	240.00
05/22/2025	CG	Subcommittee call with KBK and FTI.	0.50	375.00
05/23/2025	CG	Calls and correspondence regarding Purchase and Sale Agreement closing process and closing documents.	0.70	525.00
05/23/2025	CG	Review and comment on revised auction procedures.	0.50	375.00
05/23/2025	MVB	Prepare sample compromise language for Purchase and Sale Agreements.	0.60	480.00
05/23/2025	SJV	Review, analyze and respond to multiple correspondences with FTI and DSI regarding exhibit preparation, rent rolls and executory contracts for Purchase and Sale Agreements.	0.50	125.00
05/27/2025	CG	Call with KBK and FTI on new revisions to auction procedures.	0.50	375.00
05/27/2025	CG	Correspondence regarding further revisions to auctions procedures.	0.60	450.00
05/28/2025	CG	Call with KBK and FTI regarding Purchase and Sale Agreement deal flow and drafting issues.	0.90	675.00
05/28/2025	MVB	Call with KBK and FTI regarding Purchase and Sale Agreement deal flow and drafting issues.	0.90	720.00
05/29/2025	CG	Call with FTI and client regarding Purchase and Sale Agreement	1.00	750.00

		diligence and closing procedures.		
05/29/2025	CG	Call with KBK and FTI regarding further revisions to auction procedures.	0.50	375.00
05/29/2025	CG	Correspondence with FTI and KBK regarding auction procedures.	0.80	600.00
05/29/2025	MVB	Call with client, KBK and FTI for sale effort coordination and due diligence issues.	0.50	400.00
05/31/2025	CG	Calls and correspondence with FTI and KBK regarding auction procedures.	0.50	375.00
			Sub-total Fees:	<u>\$32,430.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	15.20	Hours	\$800.00/hr	12,160.00
Chrysanthe Gussis	Of Counsel	CG	26.50	Hours	\$750.00/hr	19,875.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	0.50	Hours	\$250.00/hr	125.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	0.60	Hours	\$450.00/hr	270.00
			Total hours:	<u>42.80</u>		<u>\$32,430.00</u>
					Total Current Billing:	<u>\$32,430.00</u>
					Total Now Due:	\$32,430.00



1 POST STREET, SUITE 2100
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TELEPHONE: 415.814.6400
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Tax ID Number: 94-3397499

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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.: 185961

Invoice Date: 5/31/2025

Amount Due: \$32,430.00

RE: 4476-00053 / *Legal Advice on Portfolio-Wide Purchase and Sale Issues for LeFever Mattson Portfolio*

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
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PLEASE REMIT CHECK PAYMENTS TO:

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

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

May 31, 2025
 Invoice: 185962

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,570.00

RE: 4476-00060 / *Legal Advice and Support Relating to Residential
 Purchase and Sale Agreements for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/01/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.60	90.00
05/01/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
05/02/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.50	75.00
05/02/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
05/05/2025	CC	Attention to correspondence regarding Docusign.	0.20	30.00
05/06/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.30	45.00
05/06/2025	CC	Analyze correspondences regarding Docusign.	0.10	15.00
05/08/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	2.50	375.00
05/08/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
05/12/2025	MVB	Attention to review process for legal issues regarding residential Purchase and Sale Agreements requested by FTI.	0.30	240.00
05/12/2025	MVB	Correspondence with FTI regarding review of 110 Fordham contract package.	0.20	160.00
05/14/2025	CG	Communications with FTI regarding residential contract legal issue.	0.40	300.00
05/14/2025	HC	Correspondence with S. McKendry and S. Daar regarding Exempt Seller Disclosure form for 110 Fordham.	0.20	120.00
05/15/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.30	45.00
05/15/2025	CC	Correspondences regarding Docusign.	0.20	30.00
05/15/2025	MVB	Review and respond to emails with S. Daar and D. Crowley regarding brokerage questions about disclosures.	0.80	640.00

05/16/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	1.50	225.00
05/16/2025	CC	Correspondences regarding Docusign.	0.30	45.00
05/16/2025	HC	Correspondence with S. McKendry regarding master set of disclosure documents for 110 Fordham and for use on future transactions.	0.20	120.00
05/19/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
05/19/2025	CC	Correspondences regarding Docusign.	0.30	45.00
05/19/2025	HC	Correspondence with S. Daar regarding status update for 110 Fordham contract package.	0.20	120.00
05/19/2025	HC	Correspondence regarding disclosure package for 110 Fordham and correspondence regarding execution.	0.30	180.00
05/19/2025	MVB	Attention to correspondences regarding 110 Fordham sale.	0.20	160.00
05/20/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
05/20/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
05/22/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	1.00	150.00
05/22/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
05/23/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.50	75.00
05/23/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
05/27/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.90	135.00
05/27/2025	CC	Analyze correspondences regarding Docusign and Purchase and Sale Agreements.	0.30	45.00
05/28/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	1.70	255.00
05/28/2025	CC	Analyze correspondences regarding Docusign and Purchase and Sale Agreements.	0.30	45.00
05/29/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	1.60	240.00
05/29/2025	CC	Analyze correspondences regarding Docusign and Purchase and Sale Agreements.	0.30	45.00
05/29/2025	HC	Review Purchase and Sale Agreement for 5335/5337 Gibbons Drive and correspondence regarding changes.	0.60	360.00
05/29/2025	HC	Review Purchase and Sale Agreement for 9300 Mazatlan Way and correspondence regarding changes.	0.20	120.00
05/29/2025	HC	Review Cancellation of Contract for 110 Fordham Circle and correspondence regarding signatory.	0.40	240.00
05/29/2025	HC	Review Purchase and Sale Agreement and Offer package for 5335/5337 Gibbons Drive and correspondence with V. Remulla regarding changes.	0.70	420.00
05/29/2025	HC	Review Purchase and Sale Agreement and Offer package for Mazatlan and correspondence with V. Remulla regarding	0.90	540.00

changes.

05/29/2025	MVB	Complete tracker information for 1161 Broadway Purchase and Sale Agreement.	0.30	240.00
05/30/2025	CC	Prepare and initiate DocuSign for Purchase and Sale Agreements and related documents.	0.70	105.00
05/30/2025	CC	Analyze correspondences regarding DocuSign.	0.20	30.00
			Sub-total Fees:	<u>\$6,570.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.80	Hours	\$800.00/hr	1,440.00
Chrysanthe Gussis	Of Counsel	CG	0.40	Hours	\$750.00/hr	300.00
Hannah Cooper	Associate	HC	3.70	Hours	\$600.00/hr	2,220.00
Cherri Caro	Paralegal	CC	17.40	Hours	\$150.00/hr	2,610.00
Total hours:			<u>23.30</u>			<u>\$6,570.00</u>

Total Current Billing: \$6,570.00

Total Now Due: \$6,570.00



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.: 185962
Invoice Date: 5/31/2025

Amount Due: \$6,570.00

RE: 4476-00060 / *Legal Advice and Support Relating to Residential Purchase and Sale Agreements for LeFever Mattson Portfolio*

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

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

May 31, 2025
Invoice: 185963

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,950.00

RE: 4476-00065 / *Legal Advice on Sale of Hospitality Assets for
LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/02/2025	CG	Communications with client and FTI regarding liquor license issues for purchase agreement forms.	0.40	300.00
05/04/2025	CG	Review liquor license and hotel issues for sale agreements.	0.60	450.00
05/06/2025	CG	Draft issues list for hospitality sale agreements.	1.30	975.00
05/07/2025	CG	Revise hospitality issues list for hotel sale terms.	0.70	525.00
05/07/2025	SJV	Prepare LM Hotel and Hospitality Chart for drafting of hospitality Purchase and Sale Agreement document.	1.10	495.00
05/07/2025	SS	Review issues list regarding hotel sales and revise terms.	0.30	240.00
05/09/2025	CG	Call with BevLaw, LM and FTI teams regarding liquor license issues.	1.00	750.00
05/15/2025	CG	Further review and analyze issues regarding liquor licenses.	0.60	450.00
05/15/2025	SJV	Read, analyze and respond to multiple correspondences regarding Liquor Licenses and prepare chart of sites with liquor licenses.	1.20	540.00
05/16/2025	CG	Review and analyze additional issues regarding liquor license transfers.	0.30	225.00
			Sub-total Fees:	\$4,950.00

Timekeeper Summary

Sally Shekou	Partner	SS	0.30	Hours	\$800.00/hr	240.00
Chrysanthe Gussis	Of Counsel	CG	4.90	Hours	\$750.00/hr	3,675.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	2.30	Hours	\$450.00/hr	1,035.00
			Total hours:	7.50		\$4,950.00

Total Current Billing: \$4,950.00

Total Now Due: \$4,950.00



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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.: 185963
Invoice Date: 5/31/2025

Amount Due: \$4,950.00

RE: 4476-00065 / *Legal Advice on Sale of Hospitality Assets for LeFever Mattson Portfolio*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
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LeFever Mattson
c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

May 31, 2025
Invoice: 185964

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$540.00

RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA;
Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/13/2025	HC	Further correspondence regarding Paragraph 4C and revisions to Sale Agreement for 1864 Quail Meadows.	0.30	180.00
05/16/2025	HC	Correspondence with S. McKendry regarding initials on liquidated damages provision in Purchase and Sale Agreement for 1864 Quail and disclosure package.	0.20	120.00
05/19/2025	HC	Review revised contract package for 1864 Quail Meadows and correspondence regarding execution.	0.40	240.00
			Sub-total Fees:	\$540.00

Timekeeper Summary

Hannah Cooper	Associate	HC	0.90	Hours	\$600.00/hr	540.00
			Total hours:	0.90		\$540.00
						Total Current Billing: \$540.00
						Total Now Due: \$540.00



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billing@sslfirm.com

Tax ID Number: 94-3397499

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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.: 185964
Invoice Date: 5/31/2025

Amount Due: \$540.00

RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA; Purchase and Sale 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
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San Francisco, CA 94104

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

May 31, 2025
Invoice: 186095

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$0.00

RE: 4476-00067 / LFM Client Services- Chapter 11

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/01/2025	MVB	Review sample sale notice and data for confirmation.	0.20	160.00
05/01/2025	SJV	Phone conference call with M. Bernstein regarding status for LeFever Mattson portfolio.	0.30	135.00
05/01/2025	SJV	Correspondence from J. Rosell regarding Offers Tracker updates.	0.10	45.00
05/02/2025	CG	SSL Team meeting.	0.70	525.00
05/02/2025	SJV	SSL Team call regarding Purchase and Sale Agreement and deal issues.	0.60	270.00
05/02/2025	SS	Confer with C. Gussis and M. Bernstein regarding purchase and sales.	0.30	240.00
05/05/2025	SJV	Review updates to property folders on Box.	2.50	1,125.00
05/06/2025	MVB	Attention to list of Purchase and Sale Agreement forms to access and questions regarding updates to same.	0.20	160.00
05/06/2025	SJV	Multiple correspondences among C. Gussis, M. Bernstein, S. Shekou, H. Cooper regarding Purchase and Sale Agreement forms and initial analysis of the Purchase and Sale Agreement variations from C. Gussis for apartment sales.	0.90	405.00
05/07/2025	SJV	Attend Teams phone conference, regarding status of LeFever Mattson portfolio and preparation for call.	0.50	225.00
05/07/2025	SJV	Analyze, review documents and respond to multiple correspondences regarding sales procedures for LeFever Mattson listings.	0.80	360.00
05/08/2025	CG	Real estate team call.	0.50	375.00
05/09/2025	CG	Team call.	0.50	375.00
05/09/2025	MVB	Attention to LFM emails regarding mechanic's liens.	0.30	240.00
05/09/2025	SJV	Team call with SSL real estate team regarding status of LeFever Mattson portfolio and summary notes.	0.60	270.00
05/09/2025	SJV	Attend team call with FTI, KBK and brokers regarding preparation	0.50	225.00

		of Sales Notices and summary of call.		
05/12/2025	MVB	Review and respond to many emails, calls and Box issues on first day of Purchase and Sale Agreement requests for FTI and client.	2.10	1,680.00
05/12/2025	MVB	Correspondences with FTI to request links for various spreadsheets for preparing Purchase and Sale Agreement.	0.90	720.00
05/12/2025	SJV	Read, analyze and respond to multiple correspondences among C. Gussis, H. Cooper, S. Shekou, M. Bernstein regarding sales procedures for residential transactions.	0.50	225.00
05/12/2025	SJV	Review the revised table of Purchase and Sale Agreement forms and the email correspondences about the Purchase and Sale Agreement forms.	0.60	270.00
05/13/2025	MVB	Continue to analyze and revise master Purchase and Sale Agreement table and other source documents to link all data required to complete Purchase and Sale Agreement documents per Standard Operating Procedure for Purchase and Sale Agreements.	1.60	1,280.00
05/13/2025	MVB	Analyze and review revised internal tracker and link to Standard Operating Procedure.	0.30	240.00
05/13/2025	MVB	Analysis of best practices for linking title reports in Purchase and Sale Agreement chart and Standard Operating Procedure for efficient access.	0.20	160.00
05/13/2025	MVB	Analyze need for and prepare an internal tracker and FTI Box tracker and link trackers to Standard Operating Procedure.	0.30	240.00
05/13/2025	MVB	Continue to organize, revise and develop Standard Operating Procedure for use by all drafters.	2.40	1,920.00
05/14/2025	MVB	Calls and emails with SSL team regarding Purchase and Sale Agreement requirements for preparation.	0.60	480.00
05/14/2025	SJV	Weekly real estate teams call meeting and preparation for call regarding status of LeFever Mattson.	0.70	315.00
05/15/2025	MVB	Analyze and update missing information from Purchase and Sale Agreement deal tracking chart.	0.90	720.00
05/15/2025	MVB	Resolve issues with access to Box master folder for Lefever Mattson matters.	0.60	480.00
05/15/2025	SJV	Phone conference with M. Bernstein regarding Purchase and Sale Agreements.	0.10	45.00
05/15/2025	SS	Review drafting procedures for Purchase and Sale Agreements.	0.30	240.00
05/16/2025	CG	Team coordination meeting.	0.50	375.00
05/16/2025	MVB	Attention to creating additional Standard Operating Procedure aids, including added information, disclosure documents, liquor licenses and additional notes.	0.30	240.00
05/16/2025	MVB	Review list of debtor entities and case numbers/filing dates for Standard Operating Procedure for lawyers.	0.30	240.00
05/16/2025	MVB	Analyze deal tracker for all Purchase and Sale Agreements.	0.40	320.00
05/16/2025	SJV	Phone conference with SSL internal team regarding deal issues.	0.70	315.00
05/16/2025	SJV	Prepare revisions to tracking chart for active Purchase and Sale Agreements.	0.60	270.00
05/18/2025	MVB	Coordinate preparation of Purchase and Sale Agreement for	0.20	160.00

		French Quarter, Butcher Road, Sharis and 1161 Broadway Agreements.		
05/19/2025	SJV	Review of email correspondence and document from S. Daar with updates to Offers Trackers for 135 offers on 45 sites.	0.30	135.00
05/19/2025	SS	Confer with C. Gussis on Purchase and Sale Agreement forms and preparation of commercial Purchase and Sale Agreements.	0.30	240.00
05/20/2025	MVB	Review deal tracker for current Purchase and Sale Agreements in progress.	0.30	240.00
05/20/2025	MVB	Provide instruction and training for preparation of Purchase and Sale Agreements.	0.60	480.00
05/20/2025	MVB	Add individual links to necessary drafting forms and trackers to centralized document.	0.60	480.00
05/20/2025	SJV	Attend meeting on Sale Notice Procedures with FTI, SSL, DSI and preparation for meeting.	0.60	270.00
05/21/2025	MVB	Analyze form changes and procedures for Purchase and Sale Agreements.	0.70	560.00
05/21/2025	MVB	Commence preparation of Standard Operating Procedures and gathering all information for drafting of Purchase and Sale Agreements, including linked documents.	2.10	1,680.00
05/21/2025	MVB	Review and analyze summary of on-going deals.	0.30	240.00
05/21/2025	MVB	Analyze Standard Operating Procedure and further revise.	1.20	960.00
05/21/2025	MVB	Attend real estate team call.	0.80	640.00
05/21/2025	MVB	Internal calls regarding Standard Operating Procedure for new Purchase and Sale Agreements.	0.70	560.00
05/21/2025	MVB	Correspondence with bankruptcy team regarding organization of Box information and process.	0.20	160.00
05/21/2025	MVB	Correspondence regarding supervision of Box project.	0.30	240.00
05/21/2025	SJV	Attend weekly real estate teams call meeting and preparation for call.	0.70	315.00
05/22/2025	MVB	Multiple correspondence with C. Gussis regarding new matter tracking and categorization for individual Purchase and Sale Agreements.	0.30	240.00
05/22/2025	MVB	Continue to revise and prepare Purchase and Sale Agreement Standard Operating Procedure and respond to questions regarding same.	1.60	1,280.00
05/23/2025	MVB	Draft further changes to Standard Operating Procedure and continue lawyer trainings for same.	3.80	3,040.00
05/23/2025	MVB	Review two Sales Procedures Orders for properties and revise Standard Operating Procedure to include same for access.	0.30	240.00
05/23/2025	SJV	Review, analyze and respond to multiple correspondences with FTI and DSL regarding revised auction procedures.	0.30	135.00
05/23/2025	SJV	Read, analyze and respond to multiple correspondences regarding revisions to small asset Purchase and Sale Agreement and large asset Purchase and Sale Agreement.	0.70	315.00
05/23/2025	SS	Confer with C. Gussis regarding status of sales contracts and tracking of transactions for closings.	0.30	240.00

05/24/2025	MVB	Further revise Standard Operating Procedure for drafters.	0.40	320.00
05/27/2025	MVB	Confer with Purchase and Sale Agreement drafting team regarding current Purchase and Sale Agreements in progress and other real estate issues.	0.40	320.00
05/27/2025	MVB	Further update Standard Operating Procedure per drafting changes.	1.60	1,280.00
05/28/2025	MVB	Multiple correspondence with C. Gussis regarding outstanding Purchase and Sale Agreements, staffing and team calls.	0.30	240.00
05/28/2025	MVB	Continue to revise and redistribute Standard Operating Procedure.	1.30	1,040.00
05/28/2025	SJV	Attend weekly real estate teams call meeting and review of files in preparation for call.	0.80	360.00
05/29/2025	MVB	Update lawyer Standard Operating Procedure for drafting agreements.	0.30	240.00
05/29/2025	SJV	Attend Teams Meeting with FTI and KBK regarding Title and Due Diligence matters for sales.	0.70	315.00
05/29/2025	SS	Review and comment on Purchase and Sale Agreement SOPs for sales.	0.30	240.00

Sub-total Fees: \$33,115.00

Discount:: (\$33,115.00)

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	29.90	Hours	\$800.00/hr	23,920.00
Sally Shekou	Partner	SS	1.50	Hours	\$800.00/hr	1,200.00
Chrysanthe Gussis	Of Counsel	CG	2.20	Hours	\$750.00/hr	1,650.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	14.10	Hours	\$450.00/hr	6,345.00

Total hours:	47.70	\$33,115.00
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Total Now Due: \$0.00

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.: 186095
Invoice Date: 5/31/2025

Amount Due: \$0.00

RE: 4476-00067 / LFM Client Services- Chapter 11

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:
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San Francisco, CA 94104

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

May 31, 2025
Invoice: 185966

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,695.00

RE: 4476-00068 / *Valley Oak, 7210/7212 Grady Drive, Citrus Heights, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/15/2025	HC	Review Purchase and Sale Agreement for 7210-7212 Grady Drive and correspondence with T. Phillips regarding revisions and review correspondence from V. Remulla regarding revisions.	0.90	540.00
05/16/2025	HC	Review revised Purchase and Sale Agreement for 7210-7212 Grady Drive and disclosure documents and correspondence regarding corrections to Representative Capacity Signature Disclosure form and execution.	1.10	660.00
05/19/2025	HC	Review revised disclosure package for 7210-7212 Grady Drive and provide instructions for execution.	0.60	360.00
05/20/2025	SJV	Read and analyze multiple correspondences and documents regarding 7210 Grady offer.	0.30	135.00
			Sub-total Fees:	\$1,695.00

Timekeeper Summary

Hannah Cooper	Associate	HC	2.60	Hours	\$600.00/hr	1,560.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	0.30	Hours	\$450.00/hr	135.00

Total hours: 2.90 \$1,695.00

Total Current Billing: \$1,695.00

Total Now Due: \$1,695.00



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

Invoice No.: 185966
Invoice Date: 5/31/2025

Amount Due: \$1,695.00

RE: 4476-00068 / Valley Oak, 7210/7212 Grady Drive, Citrus Heights, CA; Purchase and Sale Agreement

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

May 31, 2025
Invoice: 185967

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,210.00

RE: 4476-00069 / 789 Cordilleras Drive, Sonoma, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/08/2025	MVB	Attention to sales approval of 789 Cordilleras Drive.	0.10	80.00
05/08/2025	MVB	Review property information for 789 Cordilleras Drive.	0.10	80.00
05/08/2025	SJV	Continue analysis of executory contracts affecting released sites and preparation of summary of the encumbrances affecting the Cordilleras and 3rd Street West sites, per directive of FTI.	0.70	315.00
05/09/2025	MVB	Provide input regarding information on 789 Cordilleras Drive Notice of Sale information.	0.20	160.00
05/12/2025	MVB	Correspondence regarding 789 Cordilleras Drive offer.	0.60	480.00
05/12/2025	MVB	Review of 789 Cordilleras Drive notice of sale.	0.30	240.00
05/12/2025	SJV	Read, analyze and respond to multiple correspondences among FTI and brokers regarding contracts and escrow for 789 Cordilleras.	0.60	270.00
05/13/2025	SJV	Review correspondences from brokers regarding Cordilleras contract.	0.10	45.00
05/13/2025	SJV	Prepare request and obtain from title company the draft Settlement Statement for 789 Cordilleras and distribute to FTI and DSL.	0.90	405.00
05/19/2025	SJV	Review and analyze multiple correspondences and responses between title company and brokers regarding 789 Cordilleras escrow.	0.30	135.00
			Sub-total Fees:	\$2,210.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.30	Hours	\$800.00/hr	1,040.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	2.60	Hours	\$450.00/hr	1,170.00
			Total hours:	3.90		\$2,210.00

Total Current Billing: \$2,210.00

Total Now Due: \$2,210.00



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Tax ID Number: 94-3397499

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

Invoice No.: 185967
Invoice Date: 5/31/2025

Amount Due: \$2,210.00

RE: 4476-00069 / 789 Cordilleras Drive, Sonoma, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Account No.: 325000568191
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San Francisco, CA 94104

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

May 31, 2025
 Invoice: 185968

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,560.00

RE: 4476-00070 / 802, 830-848, 520/530/532 Studley Street, Sonoma,
 CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/20/2025	HC	Review Purchase and Sale Agreement and offer package for 830-848 Studley Street; correspondence regarding issues with Exempt Seller Disclosure and revisions needed to attached disclosure form.	0.80	480.00
05/27/2025	HC	Review Purchase and Sale Agreement for 830-848 Studley Street and correspondence regarding execution.	0.90	540.00
05/28/2025	HC	Further review of Purchase and Sale Agreement for 830-848 Studley Street and correspondence with J. Garrett regarding Seller Entity.	0.50	300.00
05/28/2025	HC	Further correspondence regarding seller entity issue in Purchase and Sale Agreement for 830-848 Studley Street; further direct execution.	0.40	240.00
			Sub-total Fees:	<u>\$1,560.00</u>

Timekeeper Summary

Hannah Cooper	Associate	HC	<u>2.60</u>	Hours	\$600.00/hr	<u>1,560.00</u>
			Total hours:	2.60		\$1,560.00
						Total Current Billing: <u>\$1,560.00</u>
						Total Now Due: \$1,560.00

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.: 185968
Invoice Date: 5/31/2025

Amount Due: \$1,560.00

RE: 4476-00070 / 802, 830-848, 520/530/532 Studley Street, Sonoma, CA; Purchase and Sale 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:
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1 Post Street, Suite 2100
San Francisco, CA 94104

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PLEASE REMIT CHECK PAYMENTS TO:

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

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

May 31, 2025
Invoice: 185969

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$400.00

RE: 4476-00071 / 653 3rd Street West, Sonoma, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/08/2025	MVB	Attention to sales approval of 653 3rd Street West.	0.10	80.00
05/08/2025	MVB	Review property information for 653 3rd Street West.	0.10	80.00
05/13/2025	MVB	Multiple correspondences with FTI and client regarding executed Purchase and Sale Agreement for 653 3rd Street.	0.30	240.00
			Sub-total Fees:	\$400.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.50	Hours	\$800.00/hr	400.00
		Total hours:	0.50			
						\$400.00
				Total Current Billing:		\$400.00
				Total Now Due:		\$400.00

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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.: 185969
Invoice Date: 5/31/2025

Amount Due: \$400.00

RE: 4476-00071 / 653 3rd Street West, Sonoma, CA; Purchase and Sale 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

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

May 31, 2025
 Invoice: 185970

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$780.00

RE: 4476-00072 / Valley Oak, 5513/5515, 5521/5523, 5537/5539
 Missie Way, Sacramento, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/30/2025	HC	Revise Purchase and Sale Agreement and Offer Package for 5521-5523 Missie Way and multiple correspondence regarding revisions and execution.	1.30	780.00

Sub-total Fees: 780.00

Timekeeper Summary

Hannah Cooper	Associate	HC	<u>1.30</u>	Hours	\$600.00/hr	<u>780.00</u>
		Total hours:	1.30			\$780.00
				Total Current Billing:		<u>780.00</u>

Total Now Due: \$780.00



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Tax ID Number: 94-3397499

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

Invoice No.: 185970
Invoice Date: 5/31/2025

Amount Due: \$780.00

RE: 4476-00072 / Valley Oak, 5513/5515, 5521/5523, 5537/5539 Missie Way, Sacramento, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

May 31, 2025
Invoice: 185971

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$720.00

RE: 4476-00073 / 7339-7341 Arleta Court, Sacramento, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/30/2025	HC	Review Purchase and Sale Agreement for 7339 and 7341 Arleta Court and multiple correspondence regarding changes.	1.20	720.00
			Sub-total Fees:	\$720.00

Timekeeper Summary

Hannah Cooper	Associate	HC	1.20	Hours	\$600.00/hr	720.00
			Total hours:	1.20		\$720.00
						Total Current Billing: \$720.00
						Total Now Due: \$720.00

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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.: 185971

Invoice Date: 5/31/2025

Amount Due: \$720.00

RE: 4476-00073 / 7339-7341 Arleta Court, Sacramento, CA; Purchase and Sale 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:
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

May 31, 2025
Invoice: 185972

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,375.00

RE: 4476-00074 / *Legal Advice on Tenant Issues for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/01/2025	MVB	Attention to emails from S. Foster regarding unlawful detainers.	0.30	240.00
05/01/2025	SF	Review and respond to series of email correspondence regarding residential Unlawful Detainer strategy.	0.20	150.00
05/01/2025	SF	Telephone conference with client and FTI team regarding residential Unlawful Detainer.	0.30	225.00
05/02/2025	SF	Confer with client team regarding status of Cease and Desist letter/matter moving forward.	0.30	225.00
05/30/2025	SF	Receive and review initial email correspondence and photographs regarding residential tenant issue for French Quarter property and respond to client team regarding same.	0.50	375.00
05/30/2025	SS	Correspondence with KBK and FTI regarding Tenant default matter.	0.20	160.00
Sub-total Fees:				<u>\$1,375.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.30	Hours	\$800.00/hr	240.00
Sally Shekou	Partner	SS	0.20	Hours	\$800.00/hr	160.00
Stephanie Foster	Senior Counsel	SF	<u>1.30</u>	Hours	\$750.00/hr	<u>975.00</u>
Total hours:			1.80	<u>\$1,375.00</u>		
Total Current Billing:						<u>\$1,375.00</u>
Total Now Due:						\$1,375.00

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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.: 185972

Invoice Date: 5/31/2025

Amount Due: \$1,375.00

RE: 4476-00074 / *Legal Advice on Tenant Issues for LeFever Mattson Portfolio*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
Account No.: 325000568191
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LeFever Mattson
c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

May 31, 2025
Invoice: 185973

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$450.00

RE: 4476-00075 / 596 3rd Street East, Sonoma CA; Purchase and Sale
Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/13/2025	SJV	Prepare request and obtain from title company the draft Settlement Statement for 653 3rd Street and distribute to FTI and DSI.	1.00	450.00
			Sub-total Fees:	\$450.00

Timekeeper Summary

Suzette Vargo-Wagner	Real Estate Specialist	SJV	1.00	Hours	\$450.00/hr	450.00
			Total hours:	1.00		\$450.00
						Total Current Billing: \$450.00
						Total Now Due: \$450.00



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

Invoice No.: 185973

Invoice Date: 5/31/2025

Amount Due: \$450.00

RE: 4476-00075 / 596 3rd Street East, Sonoma CA; Purchase and Sale Agreement

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Routing No.: 121000358
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Swift Code (US): BOFAUS3N
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Account Holder:
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

May 31, 2025
Invoice: 185974

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$675.00

RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA;
Preparation and Filing of Lien for Payment; Graham Reid

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
05/29/2025	SF	Review Property Management Agreement and supporting correspondence and provide initial recommendations.	0.50	375.00
05/30/2025	SF	Telephone conference with GLA regarding Property Management Agreement issue and strategy for lien.	0.40	300.00
			Sub-total Fees:	<u>\$675.00</u>

Timekeeper Summary

Stephanie Foster	Senior Counsel	SF	<u>0.90</u>	Hours	\$750.00/hr	<u>675.00</u>
			Total hours:	<u>0.90</u>		<u>\$675.00</u>
						Total Current Billing: <u>\$675.00</u>
						Total Now Due: \$675.00



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

Invoice No.: 185974

Invoice Date: 5/31/2025

Amount Due: \$675.00

RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA; Preparation and Filing of Lien for Payment;
Graham Reid

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

June 30, 2025
Invoice: 185975

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$21,345.00

RE: 4476-00003 / *Purchase and Sale Agreement and Related Forms*
For LeFever Mattson Property Sales

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/01/2025	CG	Correspondence with FTI and client regarding their further input on Purchase and Sale Agreement forms.	0.30	225.00
06/02/2025	AEL	Revise closing language in Purchase and Sale Agreement forms based on changes in terms.	0.80	120.00
06/02/2025	CG	Revise all Purchase and Sale Agreement forms based on broker, KBK and FTI feedback and correspondence regarding various deal issues.	1.70	1,275.00
06/02/2025	SS	Review Purchase and Sale Agreement forms regarding non-refundable deposit terms and prepare provisions regarding same.	0.70	560.00
06/03/2025	CG	Further revise Purchase and Sale Agreement forms based on broker and FTI and KBK comments.	3.10	2,325.00
06/03/2025	CG	Review and analyze prior correspondence regarding FTI and KBK comments to form Purchase and Sale Agreements.	0.30	225.00
06/03/2025	CG	Extensive correspondence with FTI, client and KBK regarding deal issues arising from existing forms.	0.60	450.00
06/03/2025	MVB	Multiple correspondence regarding finalizing changes to form of Exhibit B and provision of Sale Procedure Order to buyers by link or attached as exhibit.	0.90	720.00
06/03/2025	MVB	Additional multiple correspondence regarding form changes to various Exhibits addressing differences in Socotra and Non-Socotra encumbered properties.	0.30	240.00
06/03/2025	MVB	Revise draft Exhibit B language regarding delivery of Sales Procedure Order disclosure to buyers.	0.50	400.00
06/04/2025	AEL	Update optional language within each form type for Purchase and Sale Agreements for Socotra and non-Socotra loans.	0.40	60.00
06/04/2025	CG	Revise Purchase and Sale Agreement and Letter of Intent forms based on additional client and FTI requirements.	2.30	1,725.00
06/04/2025	MVB	Review forms and revise same regarding optional language for	0.30	240.00

		Section 2(a) to address Section 8 leases.		
06/04/2025	MVB	Advise client and FTI regarding suggested resolution of identified form issues.	0.70	560.00
06/05/2025	AEL	Update Purchase and Sale Agreement forms based on revised client requirements for Socotra and non-Socotra loans.	0.50	75.00
06/05/2025	AEL	Revise Purchase and Sale Agreements forms based on revised terms for Section 8 leases.	1.30	195.00
06/05/2025	CG	Extensive correspondence and calls with KBK and FTI regarding Purchase and Sale Agreement forms and Letter of Intent issues, process and coordination.	2.60	1,950.00
06/05/2025	CG	Further revise Purchase and Sale Agreement and Letter of Intent forms based on client and FTI comments.	1.90	1,425.00
06/06/2025	CG	Revise Purchase and Sale Agreement forms regarding broker payment issues.	0.90	675.00
06/06/2025	CG	Revise Letter of Intent templates.	0.80	600.00
06/06/2025	CG	Revise Purchase and Sale Agreement form based on revised broker requirements.	0.30	225.00
06/06/2025	CG	Extensive correspondences and calls with FTI, KBK and client regarding Purchase and Sale Agreement and Letter of Intent forms issues based on input from individual deals.	1.90	1,425.00
06/06/2025	CG	Correspondence with FTI regarding letter of intent forms.	0.20	150.00
06/06/2025	CG	Correspondence with FTI and client regarding Purchase and Sale Agreement forms based on Broker requirements.	0.10	75.00
06/09/2025	AEL	Update notice addresses within Purchase and Sale Agreement forms.	0.30	45.00
06/09/2025	CG	Correspondence with FTI regarding further changes needed to Purchase and Sale Agreement and Letter of Intent forms and revise same.	1.30	975.00
06/10/2025	AEL	Update Purchase and Sale Agreement changes in all forms.	0.50	75.00
06/10/2025	AEL	Update Form of Buyer's Declaration within Purchase and Sale Agreement forms.	0.50	75.00
06/10/2025	CG	Revise Purchase and Sale Agreement and Letter of Intent forms based on FTI comments.	0.70	525.00
06/10/2025	CG	Extensive calls and emails with FTI and client regarding additional Purchase and Sale Agreement form comments.	0.70	525.00
06/10/2025	SS	Review Purchase and Sale Agreement terms regarding issues for property types based on offers and revise form to address concerns about same.	1.00	800.00
06/11/2025	AEL	Revise residential Socotra Purchase and Sale Agreement addendum forms for use with Socotra encumbered properties.	0.70	105.00
06/13/2025	AEL	Further revise residential Purchase and Sale Agreement addendum forms.	0.30	45.00
06/22/2025	CG	Revise commercial Purchase and Sale Agreement forms based on deal updates from KBK and client.	0.30	225.00
06/24/2025	CG	Further revise Purchase and Sale Agreement forms per FTI and DSI comments.	1.00	750.00

06/24/2025	HC	Update Addendum to C.A.R. forms for RIPA transactions.	0.80	480.00
06/27/2025	MVB	Analyze and create sample set of closing documents for closings.	1.00	800.00
Sub-total Fees:				<u>\$21,345.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	3.70	Hours	\$800.00/hr	2,960.00
Sally Shekou	Partner	SS	1.70	Hours	\$800.00/hr	1,360.00
Chrysanthe Gussis	Of Counsel	CG	21.00	Hours	\$750.00/hr	15,750.00
Hannah Cooper	Associate	HC	0.80	Hours	\$600.00/hr	480.00
Ava Lakey	Administrative	AEL	5.30	Hours	\$150.00/hr	795.00
Total hours:			32.50	\$21,345.00		
Total Current Billing:						\$21,345.00
Total Now Due:						\$21,345.00



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

Invoice No.: 185975
Invoice Date: 6/30/2025

Amount Due: \$21,345.00

RE: 4476-00003 / *Purchase and Sale Agreement and Related Forms For LeFever Mattson Property Sales*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
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LeFever Mattson
c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

June 30, 2025
Invoice: 185976

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$10,945.00

RE: 4476-00015 / *Title Review and Legal Analysis For LeFever
Mattson Property Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	MVB	Analyze status of open settlement statements not received from title company.	0.20	160.00
06/05/2025	MVB	Correspondence with client regarding additional information on filed lien document.	0.70	560.00
06/11/2025	MVB	Review source of information to determine governing jurisdictions for various debtor entities for title company.	0.60	480.00
06/12/2025	MVB	Review and analyze list of LFM entities used for drafting Purchase and Sale Agreements to respond to general questions regarding Debtor entities for title company.	0.20	160.00
06/12/2025	MVB	Review corrected title report for 424 2nd Street.	0.20	160.00
06/16/2025	SJV	Phone conference with FTI and brokers group regarding sales notices preparation.	0.50	225.00
06/18/2025	MVB	Review and analyze title company form escrow instructions.	0.60	480.00
06/18/2025	MVB	Correspondence with J. White and DSI, FTI and KBK regarding questions about window for closing after entry of sale order.	0.60	480.00
06/23/2025	MVB	Multiple correspondence with title company and DSI, FTI and KBK to re-visit requirement for certified copy and recordation of Sales Procedures Order and other title company requirements for closing of Socotra properties.	0.80	640.00
06/23/2025	MVB	Analyze requirement and need for court certified copy of Sales Procedure Order in connection with title insurance.	1.00	800.00
06/23/2025	MVB	Correspondence with C. Stringfield of title company regarding court certification of Sales Procedure Order.	0.60	480.00
06/23/2025	MVB	Call with G. Albert regarding certification of Sales Procedure Order.	0.30	240.00
06/23/2025	MVB	Multiple correspondences with G. Albert regarding declaration certifying docketed Sales Procedure Order for recordation.	0.40	320.00

06/23/2025	MVB	Review form certification of Seller Declaration for docketed Sales Procedure Order from G. Albert.	0.60	480.00
06/23/2025	MVB	Call with G. Albert regarding court certification of Sale Procedures Order.	0.20	160.00
06/23/2025	MVB	Analyze required changes for certification of Sales Procedure Order and requirements for recordation.	0.60	480.00
06/23/2025	MVB	Multiple correspondence with client regarding request to add updated title reports to due diligence files.	0.60	480.00
06/23/2025	MVB	Correspondence with DSI, FTI and KBK and T. Cohen regarding review and approval of Socotra Settlement Statements.	0.60	480.00
06/24/2025	MVB	Analyze issues with Sales Procedures Order process for all deals.	0.90	720.00
06/24/2025	MVB	Revise form of Declaration of Sales Procedures Order and declaration regarding same and send to title company.	0.60	480.00
06/24/2025	MVB	Additional correspondence regarding title company approval of Sales Procedure Order.	0.20	160.00
06/24/2025	MVB	Multiple correspondence with title company and DSI and FTI regarding general process delivery of closing documents, holographic signatures, and closing process.	0.60	480.00
06/25/2025	MVB	Review revised declarations for sales orders with recording information and revise same for title.	0.60	480.00
06/25/2025	MVB	Review further revised declarations with additional information from title reports included.	0.60	480.00
06/25/2025	MVB	Correspondence with DSI and FTI providing completed declarations for approval.	0.20	160.00
06/27/2025	MVB	Multiple correspondence with title company regarding general closing protocols.	0.90	720.00

Sub-total Fees: \$10,945.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	13.40	Hours	\$800.00/hr	10,720.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	0.50	Hours	\$450.00/hr	225.00

Total hours: 13.90 \$10,945.00

Total Current Billing: \$10,945.00

Total Now Due: \$10,945.00



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333 S. Grand Avenue, Suite 4100
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Invoice No.: 185976
Invoice Date: 6/30/2025

Amount Due: \$10,945.00

RE: 4476-00015 / Title Review and Legal Analysis For LeFever Mattson Property Portfolio

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

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

June 30, 2025
Invoice: 185977

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$700.00

RE: 4476-00016 / *Analysis of Vesting Deed Issues for LeFever
Mattson Property Sales*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/10/2025	HC	Review documents and correspondence regarding vesting issue.	0.60	360.00
06/10/2025	HC	Correspondence with Title company regarding same.	0.30	180.00
06/12/2025	MVB	Correspondence with title company requesting updated title report with corrected vesting for 424 2nd Street and timing for same.	0.20	160.00
			Sub-total Fees:	\$700.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.20	Hours	\$800.00/hr	160.00
Hannah Cooper	Associate	HC	0.90	Hours	\$600.00/hr	540.00
			Total hours:	1.10		\$700.00
						Total Current Billing: \$700.00
						Total Now Due: \$700.00



1 POST STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
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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.: 185977
Invoice Date: 6/30/2025

Amount Due: \$700.00

RE: 4476-00016 / *Analysis of Vesting Deed Issues for LeFever Mattson Property Sales*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
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LeFever Mattson
c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

June 30, 2025
Invoice: 185978

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$780.00

RE: 4476-00017 / Valley Oak, 6346/6348 Sorrell Court, Citrus
Heights CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/05/2025	HC	Review Addenda to Purchase and Sale Agreement for 6346-6348 Sorrell Court.	0.40	240.00
06/05/2025	HC	Correspondence with client regarding necessary revisions and execution.	0.20	120.00
06/06/2025	HC	Review and analyze revised Request for Repair and Addendum for 6346-6348 Sorrell Court from FTI and client.	0.30	180.00
06/12/2025	HC	Review and analyze Disclosures and Disclaimers for 6346/6348 Sorrell Court from FTI and client.	0.20	120.00
06/12/2025	HC	Review and analyze Electronic Advisory for 6346/6348 Sorrell Court and further correspondence with FTI and brokers regarding revision and direct execution of documents.	0.20	120.00
			Sub-total Fees:	\$780.00

Timekeeper Summary

Hannah Cooper	Associate	HC	1.30	Hours	\$600.00/hr	780.00
			Total hours:	1.30		\$780.00
						Total Current Billing: \$780.00

Total Now Due: \$780.00

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

Invoice No.: 185978

Invoice Date: 6/30/2025

Amount Due: \$780.00

RE: 4476-00017 / Valley Oak, 6346/6348 Sorrell Court, Citrus Heights CA; Purchase and Sale 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:
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1 Post Street, Suite 2100
San Francisco, CA 94104

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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185979

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$8,800.00

RE: 4476-00035 / 500 Jackson Street, Fairfield, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	MVB	Review redline showing changes by Buyer in Buyer executed document to system document for 500 Jackson.	0.60	480.00
06/03/2025	MVB	Revise 500 Jackson Purchase and Sale Agreement to conform Exhibit B form changes.	0.20	160.00
06/03/2025	MVB	Analyze client and FTI questions regarding completion of exhibits for 500 Jackson Purchase and Sale Agreement.	0.20	160.00
06/03/2025	MVB	Correspondence with DSI and FTI regarding 500 Jackson execution document status.	0.20	160.00
06/04/2025	MVB	Prepare and send revised execution document for 500 Jackson.	0.30	240.00
06/04/2025	MVB	Review and approve 500 Jackson Purchase and Sale Agreement for execution.	0.20	160.00
06/05/2025	MVB	Analyze post-execution next steps and diligence checklist for 500 Jackson deal.	0.60	480.00
06/05/2025	MVB	Correspondence with DSI and FTI regarding executed 500 Jackson Purchase and Sale Agreement and next steps.	0.30	240.00
06/06/2025	MVB	Correspondence with title company regarding status of 500 Jackson escrow and closing preparation.	0.20	160.00
06/16/2025	MVB	Correspondence regarding client request for 500 Jackson Amendment to Purchase and Sale Agreement.	0.30	240.00
06/16/2025	MVB	Review 500 Jackson terms for Amendment to Purchase and Sale Agreement.	0.30	240.00
06/16/2025	MVB	Multiple correspondence requesting new settlement statement for 500 Jackson to accommodate purchase price provided credit to Buyer and Amendment terms.	0.60	480.00
06/16/2025	MVB	Draft Amendment to 500 Jackson Purchase and Sale Agreement.	1.20	960.00
06/16/2025	MVB	Review redline of Purchase and Sale Agreement to identify missing updates and further revise 500 Jackson Amendment to	0.60	480.00

include same.

06/16/2025	MVB	Correspondence regarding comments on 500 Jackson Purchase and Sale Agreement Amendment draft.	0.40	320.00
06/16/2025	MVB	Further review and revise Amendment to Purchase and Sale Agreement for 500 Jackson Street Apartments and revise approval and waiver of diligence condition and add chart for approved contracts.	0.80	640.00
06/16/2025	MVB	Correspondence regarding client comments to 500 Jackson Street Apartments Amendment to Purchase and Sale Agreement.	0.20	160.00
06/16/2025	MVB	Revise 500 Jackson Street Apartments Purchase and Sale Agreement Amendment to address client comments.	0.60	480.00
06/17/2025	MVB	Further correspondence with DSI and FTI regarding previously sent 500 Jackson Street Apartments Amendment to Purchase and Sale Agreement.	0.20	160.00
06/23/2025	MVB	Review redline of revised Amendment to Purchase and Sale Agreement for 500 Jackson Street Apartments and further revise per client and FTI comments.	0.30	240.00
06/23/2025	MVB	Multiple correspondence with DSI and FTI and brokers requesting completion of contract table for final Purchase and Sale Agreement Amendment from Buyer for 500 Jackson Street Apartments.	0.40	320.00
06/24/2025	MVB	Correspondence regarding Amendment to 500 Jackson Purchase and Sale Agreement.	0.20	160.00
06/26/2025	MVB	Correspondence with DSI and FTI regarding broker request for execution copy of Amendment for 500 Jackson Purchase and Sale Agreement.	0.20	160.00
06/26/2025	MVB	Multiple correspondence regarding Buyer assumption of elected contracts and completion of chart in 500 Jackson Purchase and Sale Agreement Amendment.	0.60	480.00
06/26/2025	MVB	Further correspondence with DSI and FTI regarding completion of Purchase and Sale Agreement Amendment and changes to contract table for 500 Jackson.	0.20	160.00
06/26/2025	MVB	Review 500 Jackson rent roll and contract list for use with Amendment and list questions regarding same.	0.40	320.00
06/26/2025	MVB	Analyze redline of last drafts of Amendment to Purchase and Sale Agreement for 500 Jackson for use with Amendment.	0.30	240.00
06/26/2025	MVB	Revise contract list and review and approve last draft of 500 Jackson Amendment for execution.	0.20	160.00
06/26/2025	MVB	Review and analyze further revisions to 500 Jackson Amendment.	0.20	160.00
			Sub-total Fees:	\$8,800.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	11.00	Hours	\$800.00/hr	8,800.00
			Total hours:	11.00		\$8,800.00

Total Current Billing: \$8,800.00

Total Now Due: \$8,800.00



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

Invoice No.: 185979
Invoice Date: 6/30/2025

Amount Due: \$8,800.00

RE: 4476-00035 / 500 Jackson Street, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

June 30, 2025
Invoice: 185980

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,480.00

RE: 4476-00037 / *Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	MVB	Multiple correspondence regarding Cuneo disapproval notice for Le French Quarter.	0.60	480.00
06/03/2025	MVB	Analyze addition of disclosures to Le French Quarter Purchase and Sale Agreements due to CC&R Amendment and unruly Tenant based on Cuneo disapproval.	0.30	240.00
06/04/2025	MVB	Correspondence with DSI and FTI regarding Le French Quarter disapproval and disclosures.	0.20	160.00
06/05/2025	CG	Review buyer and escrow termination documents and correspondence with client and FTI regarding same.	0.80	600.00
			Sub-total Fees:	<u>\$1,480.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.10	Hours	\$800.00/hr	880.00
Chrysanthe Gussis	Of Counsel	CG	0.80	Hours	\$750.00/hr	600.00
		Total hours:	1.90			
						<u>\$1,480.00</u>
						Total Current Billing: <u>\$1,480.00</u>
						Total Now Due: \$1,480.00



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

Invoice No.: 185980
Invoice Date: 6/30/2025

Amount Due: \$1,480.00

RE: 4476-00037 / *Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

June 30, 2025
Invoice: 185981

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$11,400.00

RE: 4476-00039 / *Vaca Villa Apartments, 370 Butcher Road,
Vacaville, CA; Purchase and Sale Agreement; Guangyu Zhang,
Xiangwen Lu, Margaret Lu*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/02/2025	CG	Further revise Purchase and Sale Agreement and correspondence with FTI and client regarding same.	1.30	975.00
06/03/2025	CG	Further revise Purchase and Sale Agreement and correspondence with FTI and client regarding same.	1.20	900.00
06/12/2025	CG	Review and analyze Purchase and Sale Agreement comments from Buyer.	0.40	300.00
06/12/2025	CG	Further review and analyze Buyer comments to Purchase and Sale Agreement.	0.30	225.00
06/12/2025	CG	Correspondence with client and FTI regarding Buyer comments.	0.20	150.00
06/12/2025	CG	Correspondence with FTI and client team regarding Buyer comments.	0.10	75.00
06/13/2025	CG	Review Seller Purchase and Sale Agreement obligations with respect to Leases and Contracts.	0.60	450.00
06/13/2025	CG	Correspondence with FTI regarding Buyer obligations with respect to Leases and Contracts.	0.20	150.00
06/17/2025	CG	Review additional Buyer comments to Purchase and Sale Agreement.	0.70	525.00
06/17/2025	CG	Correspondence with FTI, client and broker team regarding additional Buyer comments to Purchase and Sale Agreement.	0.20	150.00
06/18/2025	CG	Draft issues list regarding buyer comments to Purchase and Sale Agreement.	0.70	525.00
06/18/2025	CG	Extensive correspondence with FTI, client and broker team regarding same.	0.60	450.00
06/20/2025	CG	Further revise Purchase and Sale Agreement.	0.70	525.00
06/22/2025	CG	Further review buyer comments to Purchase and Sale Agreement.	0.20	150.00
06/22/2025	CG	Correspondence with FTI and brokers regarding questions about	0.10	75.00

Buyer comments.

06/24/2025	CG	Further review Buyer comments to Purchase and Sale Agreement and revise Purchase and Sale Agreement per same.	1.30	975.00
06/25/2025	CG	Correspondence with broker regarding Buyer issues.	0.20	150.00
06/26/2025	CG	Further correspondence with broker regarding Buyer issues and review buyer comments.	0.30	225.00
06/27/2025	CG	Correspondence with FTI regarding Buyer Purchase and Sale Agreement comments and issues.	0.40	300.00
06/28/2025	CG	Draft new issues list regarding Buyer comments on Purchase and Sale Agreement.	1.50	1,125.00
06/28/2025	CG	Correspondence regarding issue list regarding Buyer comments.	0.40	300.00
06/29/2025	CG	Further correspondence regarding Buyer Purchase and Sale Agreement comments.	0.20	150.00
06/30/2025	CG	Numerous calls and emails with Buyer, brokers, FTI, KBK and DSI team regarding Purchase and Sale Agreement comments.	1.80	1,350.00
06/30/2025	CG	Further revise Purchase and Sale Agreement per client and FTI input to Buyer comments.	1.60	1,200.00

Sub-total Fees: \$11,400.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	15.20	Hours	\$750.00/hr	11,400.00
		Total hours:	15.20			<u>\$11,400.00</u>
				Total Current Billing:		<u>\$11,400.00</u>

Total Now Due: \$11,400.00



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TELEPHONE: 415.814.6400
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Tax ID Number: 94-3397499

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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.: 185981
Invoice Date: 6/30/2025

Amount Due: \$11,400.00

RE: 4476-00039 / Vaca Villa Apartments, 370 Butcher Road, Vacaville, CA; Purchase and Sale Agreement;
Guangyu Zhang, Xiangwen Lu, Margaret Lu

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

June 30, 2025
Invoice: 185982

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$5,200.00

RE: 4476-00040 / *The Broadway, 1161-1167 Broadway, Sonoma, CA;*
Reciprocal Easement Agreement and Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/02/2025	MVB	Analyze and respond to questions and additional revisions from L. Gotguelf related to draft Purchase and Sale Agreement.	0.30	240.00
06/02/2025	MVB	Revise 1161 Broadway Purchase and Sale Agreement per L. Gotguelf requests.	0.90	720.00
06/02/2025	MVB	Further review and revise 1161 Broadway Purchase and Sale Agreement.	0.40	320.00
06/02/2025	MVB	Follow up regarding delivery of completed Purchase and Sale Agreement draft of 1161 Broadway Purchase and Sale Agreement to L. Gotguelf.	0.10	80.00
06/04/2025	MVB	Follow up regarding new revisions to Purchase and Sale Agreement to revise legal description to reserve easements for Reciprocal Easement Agreement.	0.30	240.00
06/04/2025	MVB	Multiple correspondence with title company regarding change in legal description for 1161 Broadway due to separate sale of adjacent parcel and required reciprocal easement.	0.60	480.00
06/04/2025	MVB	Analyze change in legal description and reciprocal easement requirement for 1161 Broadway.	0.60	480.00
06/05/2025	MVB	Multiple correspondence regarding re-execution of 1161 Broadway Purchase and Sale Agreement previously signed without review by buyer.	0.40	320.00
06/05/2025	MVB	Analyze post execution requirements and diligence for 1161 Broadway Purchase and Sale Agreement.	0.60	480.00
06/05/2025	MVB	Follow up regarding status of 1161 Broadway Purchase and Sale Agreement execution and change to legal description.	0.40	320.00
06/05/2025	MVB	Further review 1161 Broadway Purchase and Sale Agreement and highlight additional changes from form revisions for client.	0.60	480.00
06/05/2025	MVB	Correspondence with DSI and FTI regarding 1161 Broadway Purchase and Sale Agreement status.	0.20	160.00

06/06/2025	MVB	Review and approve 1161 Broadway Purchase and Sale Agreement revisions.	0.30	240.00
06/06/2025	MVB	Correspondence with client and FTI distributing new draft of Buyer changes and minor corrections and approval for re-execution by Buyer.	0.30	240.00
06/06/2025	MVB	Correspondence with DSI and FTI regarding approval for execution.	0.20	160.00
06/09/2025	MVB	Review and approve executed Purchase and Sale Agreement.	0.30	240.00
			Sub-total Fees:	<u>\$5,200.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	<u>6.50</u>	Hours	\$800.00/hr	<u>5,200.00</u>
		Total hours:	<u>6.50</u>	<u>\$5,200.00</u>		
Total Current Billing:						<u>\$5,200.00</u>
Total Now Due:						\$5,200.00



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SAN FRANCISCO, CA 94104
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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.: 185982
Invoice Date: 6/30/2025

Amount Due: \$5,200.00

RE: 4476-00040 / *The Broadway, 1161-1167 Broadway, Sonoma, CA; Reciprocal Easement Agreement and Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185983

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,880.00

RE: 4476-00041 / 905 Broadway Street, Fairfield, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	MVB	Review Purchase and Sale Agreement for approval for distribution.	0.30	240.00
06/03/2025	MVB	Correspondence with DSI and FTI regarding status of Purchase and Sale Agreement.	0.20	160.00
06/03/2025	MVB	Analyze exhibits to Purchase and Sale Agreement to complete same.	0.20	160.00
06/04/2025	HC	Analyze Buyer title and status and revise Purchase and Sale Agreement to address FTI and client comments.	1.20	720.00
06/04/2025	HC	Conference call with L. Gotguelf to review 905 Broadway issues with Buyer approved Purchase and Sale Agreement and comments to same to determine response.	0.20	120.00
06/04/2025	MVB	Confer with L. Gotgueulf on issues with Buyer approved document and response to changes by Buyer.	0.60	480.00
06/04/2025	MVB	Analyze additional information and confirm finalization of Purchase and Sale Agreement.	0.60	480.00
06/05/2025	HC	Revise Purchase and Sale Agreement and send to client and Buyer for approval.	1.80	1,080.00
06/06/2025	HC	Finalize Purchase and Sale Agreement for execution.	1.20	720.00
06/06/2025	MVB	Multiple correspondence regarding approval of and additional changes to Purchase and Sale Agreement.	0.40	320.00
06/06/2025	MVB	Review and analyze further revised Purchase and Sale Agreement for approval for Seller execution.	0.50	400.00
			Sub-total Fees:	\$4,880.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.80	Hours	\$800.00/hr	2,240.00
Hannah Cooper	Associate	HC	4.40	Hours	\$600.00/hr	2,640.00

Total hours: 7.20

\$4,880.00

Total Current Billing: \$4,880.00

Total Now Due: \$4,880.00



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

Invoice No.: 185983

Invoice Date: 6/30/2025

Amount Due: \$4,880.00

RE: 4476-00041 / 905 Broadway Street, Fairfield, CA; Purchase and Sale 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

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

June 30, 2025
Invoice: 185984

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,180.00

RE: 4476-00042 / 501-523 Carpenter Street, Fairfield, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	MVB	Review draft Purchase and Sale Agreement for approval for execution.	0.30	240.00
06/03/2025	MVB	Analyze issues related to completion of exhibits for Purchase and Sale Agreement.	0.20	160.00
06/03/2025	MVB	Correspondence with DSI and FTI regarding 501 Carpenter status.	0.20	160.00
06/04/2025	HC	Further revise Purchase and Sale Agreement.	1.00	600.00
06/05/2025	HC	Further revise Purchase and Sale Agreement and circulate clean and redline to client and Buyer for approval.	0.90	540.00
06/06/2025	HC	Finalize Purchase and Sale Agreement and facilitate execution.	0.60	360.00
06/06/2025	HC	Multiple correspondence with Broker and FTI regarding Purchase and Sale Agreement execution.	0.20	120.00
06/06/2025	MVB	Multiple correspondence with DSI, FTI and KBK to review and advise DSI and FTI regarding environmental questionnaire requested by Buyer's broker.	0.40	320.00
06/06/2025	MVB	Analyze legal consequences of environmental questionnaire requested by Buyer.	0.80	640.00
06/06/2025	MVB	Correspondence with FTI, DSI and KBK advising on response to request for environmental questionnaire.	0.30	240.00
06/06/2025	MVB	Correspondence regarding approval of and additional changes to Purchase and Sale Agreement.	0.30	240.00
06/06/2025	MVB	Further review last draft Purchase and Sale Agreement to approve for execution.	0.30	240.00
06/09/2025	MVB	Review Buyer executed Purchase and Sale Agreement and approve for Seller execution.	0.40	320.00

Sub-total Fees: \$4,180.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	3.20	Hours	\$800.00/hr	2,560.00
Hannah Cooper	Associate	HC	2.70	Hours	\$600.00/hr	1,620.00
		Total hours:	5.90			\$4,180.00
					Total Current Billing:	\$4,180.00
					Total Now Due:	\$4,180.00



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.: 185984
Invoice Date: 6/30/2025

Amount Due: \$4,180.00

RE: 4476-00042 / 501-523 Carpenter Street, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
Swift Code (foreign): BOFAUS6S
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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185985

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$17,100.00

RE: 4476-00043 / Woodcreek Plaza, 7456 Foothills Road, Roseville,
CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/04/2025	CG	Review and analyze Buyer comments to Purchase and Sale Agreement.	1.30	975.00
06/05/2025	CG	Prepare response to Buyer comments to Purchase and Sale Agreement and correspondence with client and FTI regarding same.	1.20	900.00
06/06/2025	CG	Prepare open issues list regarding Buyer Purchase and Sale Agreement comments and send to FTI and DSI.	0.40	300.00
06/09/2025	CG	Revise Purchase and Sale Agreement based on Buyer's comments.	3.80	2,850.00
06/09/2025	CG	Multiple correspondence with FTI and KBK and Buyer regarding Buyer comments.	0.40	300.00
06/11/2025	CG	Call with Buyer's counsel regarding Purchase and Sale Agreement comments.	0.50	375.00
06/11/2025	CG	Revise Purchase and Sale Agreement.	1.30	975.00
06/11/2025	CG	Correspondence with client and FTI regarding revisions.	0.30	225.00
06/12/2025	CG	Revise Purchase and Sale Agreement regarding Buyer's additional comments.	1.40	1,050.00
06/12/2025	CG	Correspondence regarding Buyer comments with client, FTI and Buyer.	0.30	225.00
06/13/2025	CG	Call with Buyer's counsel regarding Purchase and Sale Agreement comments.	0.40	300.00
06/13/2025	CG	Correspondence with client and FTI regarding Purchase and Sale Agreement comments.	0.20	150.00
06/16/2025	CG	Calls and correspondences with Buyer, client and FTI regarding prorations and other Purchase and Sale Agreement open points.	1.80	1,350.00
06/17/2025	CG	Review Buyer's additional comments to Purchase and Sale Agreement.	0.80	600.00

06/17/2025	CG	Correspondence with client and FTI regarding Buyer's new comments to Purchase and Sale Agreement.	0.60	450.00
06/18/2025	CG	Extensive calls and correspondence with Buyer team, FTI and client regarding Purchase and Sale Agreement exhibits, prorations and other Purchase and Sale Agreement open points.	0.80	600.00
06/18/2025	CG	Further revise Purchase and Sale Agreement per client and FTI input.	1.50	1,125.00
06/18/2025	CG	Correspondence regarding approval for execution of Purchase and Sale Agreement.	0.40	300.00
06/19/2025	CG	Correspondence with client and FTI regarding more Buyer Purchase and Sale Agreement questions and timeline.	0.60	450.00
06/20/2025	CG	Review and respond to correspondence with DSI and FTI regarding escrow and diligence questions from Buyer.	0.80	600.00
06/24/2025	CG	Correspondence with Buyer's counsel regarding estoppels and title review matters.	0.60	450.00
06/25/2025	CG	Review Buyer's title objection notice and broker timeline.	0.30	225.00
06/27/2025	CG	Review title report regarding Buyer's objections and draft Seller response to Buyer's title notice.	1.90	1,425.00
06/28/2025	CG	Review estoppel and title requirements.	0.60	450.00
06/28/2025	CG	Correspondence with client regarding estoppels and title requirements.	0.10	75.00
06/30/2025	CG	Correspondence and call with Buyer's counsel regarding estoppels and title matters.	0.50	375.00

Sub-total Fees: \$17,100.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	22.80	Hours	\$750.00/hr	17,100.00
		Total hours:	22.80			<u>\$17,100.00</u>
				Total Current Billing:		<u>\$17,100.00</u>

Total Now Due: \$17,100.00



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Tax ID Number: 94-3397499

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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.: 185985
Invoice Date: 6/30/2025

Amount Due: \$17,100.00

RE: 4476-00043 / Woodcreek Plaza, 7456 Foothills Road, Roseville, CA; Purchase and Sale 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:
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1 Post Street, Suite 2100
San Francisco, CA 94104

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

June 30, 2025
Invoice: 185986

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,160.00

RE: 4476-00044 / Tradewinds Apartments, 1189 Dana Drive,
Fairfield, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/01/2025	MVB	Review and correct disclosure list for various property exhibits.	0.80	640.00
06/05/2025	MVB	Review and revise Tradewinds Apartments Purchase and Sale Agreement.	2.90	2,320.00
06/05/2025	MVB	Further revise Tradewinds Apartments Purchase and Sale Agreement.	1.70	1,360.00
06/05/2025	MVB	Draft email with notes and questions to send to client with Tradewinds Apartments Purchase and Sale Agreement.	0.20	160.00
06/05/2025	MVB	Review initial redlines of Tradewinds Apartments Purchase and Sale Agreement and revise further.	0.30	240.00
06/05/2025	MVB	Correspondence with client regarding draft Tradewinds Apartments Purchase and Sale Agreement.	0.30	240.00
06/05/2025	MVB	Correspondence with client regarding response to questions and comments on Tradewinds Apartments draft Purchase and Sale Agreement.	0.40	320.00
06/06/2025	MVB	Multiple correspondence regarding revisions to Tradewinds Apartments Purchase and Sale Agreement.	0.60	480.00
06/06/2025	MVB	Review and revise Tradewinds Apartments Purchase and Sale Agreement.	0.30	240.00
06/06/2025	MVB	Correspondence regarding Purchase and Sale Agreement draft updates for client on Tradewinds Apartments.	0.20	160.00
Sub-total Fees:				<u>\$6,160.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	7.70	Hours	\$800.00/hr	6,160.00
Total hours:			7.70			<u>\$6,160.00</u>

Total Current Billing: \$6,160.00

Total Now Due: \$6,160.00



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

Invoice No.: 185986
Invoice Date: 6/30/2025

Amount Due: \$6,160.00

RE: 4476-00044 / Tradewinds Apartments, 1189 Dana Drive, Fairfield, CA; Purchase and Sale 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
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LeFever Mattson
 c/o Development Specialists, Inc.
 333 S. Grand Avenue, Suite 4100
 Los Angeles, CA 90071-1544

June 30, 2025
 Invoice: 185987

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,375.00

RE: 4476-00045 / *Country Glen Apartments, 7575 Power Inn Road,
 Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/10/2025	CG	Review and analyze Buyer comments to Purchase and Sale Agreement and correspondence with client and FTI regarding same.	0.90	675.00
06/11/2025	CG	Revise Purchase and Sale Agreement based on Buyer comments and correspondence with client, FTI and Buyer deal teams regarding same.	0.60	450.00
06/16/2025	CG	Correspondence with client and FTI and Buyer deal teams regarding Buyer comments to Purchase and Sale Agreement.	0.30	225.00
06/16/2025	CG	Revise Purchase and Sale Agreement based on comments.	1.30	975.00
06/19/2025	CG	Review and analyze additional Buyer comments to Purchase and Sale Agreement.	0.70	525.00
06/20/2025	CG	Revise Purchase and Sale Agreement based on Buyer comments.	0.40	300.00
06/21/2025	CG	Further revise Purchase and Sale Agreement based on additional Buyer comments.	2.50	1,875.00
06/22/2025	CG	Correspondence with client and FTI regarding Purchase and Sale Agreement open issues.	0.30	225.00
06/25/2025	CG	Further revise Purchase and Sale Agreement.	0.70	525.00
06/25/2025	CG	Correspondence with client and FTI regarding revisions to Purchase and Sale Agreement.	0.20	150.00
06/26/2025	CG	Further correspondence with FTI and DSI regarding Purchase and Sale Agreement issues and revisions.	0.30	225.00
06/27/2025	CG	Review and approve executed Purchase and Sale Agreement.	0.30	225.00
Sub-total Fees:				<u>\$6,375.00</u>

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	8.50	Hours	\$750.00/hr	6,375.00
		Total hours:	8.50			\$6,375.00
					Total Current Billing:	\$6,375.00
					Total Now Due:	\$6,375.00



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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.: 185987
Invoice Date: 6/30/2025

Amount Due: \$6,375.00

RE: 4476-00045 / *Country Glen Apartments, 7575 Power Inn Road, Sacramento, CA; Purchase and Sale 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:
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1 Post Street, Suite 2100
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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185988

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$5,100.00

RE: 4476-00046 / *Courtyard Cottages Apartments, 7337 Power Inn
Road, Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/10/2025	CG	Review Buyer comments to Purchase and Sale Agreement and revise Purchase and Sale Agreement based on Buyer comments.	1.20	900.00
06/10/2025	CG	Correspondence with Seller deal team regarding Buyer comments to Purchase and Sale Agreement.	0.30	225.00
06/11/2025	CG	Continue to revise Purchase and Sale Agreement based on Buyer comments.	1.20	900.00
06/11/2025	CG	Correspondence with client, FTI and Buyer deal team regarding Buyer comments to Purchase and Sale Agreement.	0.20	150.00
06/19/2025	CG	Review additional Buyer comments to Purchase and Sale Agreement.	0.10	75.00
06/19/2025	CG	Further revise Purchase and Sale Agreement per Buyer comments.	0.30	225.00
06/20/2025	CG	Continue to revise Purchase and Sale Agreement based on Buyer comments.	1.20	900.00
06/22/2025	CG	Further revise Purchase and Sale Agreement and correspondence with FTI and client regarding same.	0.40	300.00
06/23/2025	CG	Correspondence with client and FTI regarding Purchase and Sale Agreement and revise same.	0.40	300.00
06/25/2025	CG	Further revise Purchase and Sale Agreement and correspondence with FTI and client regarding same.	0.90	675.00
06/26/2025	CG	Correspondence with FTI and client regarding Purchase and Sale Agreement issues.	0.30	225.00
06/27/2025	CG	Review executed Purchase and Sale Agreement and correspondence regarding same.	0.30	225.00
			Sub-total Fees:	\$5,100.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	6.80	Hours	\$750.00/hr	5,100.00
		Total hours:	6.80			\$5,100.00
					Total Current Billing:	\$5,100.00
					Total Now Due:	\$5,100.00



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Tax ID Number: 94-3397499

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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.: 185988

Invoice Date: 6/30/2025

Amount Due: \$5,100.00

RE: 4476-00046 / *Courtyard Cottages Apartments, 7337 Power Inn Road, Sacramento, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
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LeFever Mattson
 c/o Development Specialists, Inc.
 333 S. Grand Avenue, Suite 4100
 Los Angeles, CA 90071-1544

June 30, 2025
 Invoice: 185989

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$27,200.00

RE: 4476-00047 / *Walnut Crest Apartments, 3217 Walnut Avenue,
 Carmichael, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/01/2025	MVB	Continue to draft of Walnut Crest Apartments Purchase and Sale Agreement.	3.00	2,400.00
06/01/2025	MVB	Extensive correspondence with DSI and FTI regarding Walnut Crest Apartments Purchase and Sale Agreement draft and questions/confirmations regarding same.	0.60	480.00
06/01/2025	MVB	Further revise Walnut Crest Apartments Purchase and Sale Agreement draft per client comments and responses to questions.	0.60	480.00
06/04/2025	MVB	Revise Walnut Crest Apartments Purchase and Sale Agreement further to include form-level changes prior to execution.	0.70	560.00
06/04/2025	MVB	Multiple correspondence with DSI and FTI and brokers regarding Walnut Crest Apartments Purchase and Sale Agreement draft.	0.40	320.00
06/04/2025	MVB	Draft additional changes to Walnut Crest Apartments Purchase and Sale Agreement with example language to address broker, FTI and client comments.	0.70	560.00
06/05/2025	MVB	Further revise Walnut Crest Apartments Purchase and Sale Agreement per client requests.	0.60	480.00
06/05/2025	MVB	Review Amendment approve revised Walnut Crest Apartments Purchase and Sale Agreement for distribution to Buyer.	0.40	320.00
06/05/2025	MVB	Correspondence with FTI and client regarding questions and notes and send revised Walnut Crest Apartments Purchase and Sale Agreement to FTI and client.	0.40	320.00
06/05/2025	MVB	Review and analyze responses to questions for Walnut Crest Apartments Purchase and Sale Agreement from client.	0.40	320.00
06/05/2025	MVB	Further revise Walnut Crest Apartments Purchase and Sale Agreement per client responses to questions.	1.10	880.00
06/10/2025	MVB	Revise Walnut Crest Apartments Purchase and Sale Agreement to include additional input from DSI, FTI and KBK.	0.30	240.00
06/11/2025	MVB	Review and respond to FTI and client correspondence regarding	0.70	560.00

		changes to Walnut Crest Apartments Purchase and Sale Agreement.		
06/11/2025	MVB	Further review and revise Walnut Crest Apartments Purchase and Sale Agreement per additional FTI and client input.	0.30	240.00
06/11/2025	MVB	Correspondence with client and FTI regarding status of Walnut Crest Apartments Purchase and Sale Agreement.	0.20	160.00
06/11/2025	MVB	Assist DSI and FTI in responding to broker questions regarding distribution of Walnut Crest Apartments Purchase and Sale Agreement and revisions made.	0.30	240.00
06/16/2025	MVB	Review and analyze limited redline from FTI and client of most recent changes to Walnut Crest Apartments Purchase and Sale Agreement.	0.40	320.00
06/16/2025	MVB	Review and analyze buyer comments to Purchase and Sale Agreement and distribute internal redline to client and FTI compared to contract received from broker.	0.60	480.00
06/16/2025	MVB	Analyze additional requested changes to Purchase and Sale Agreement and response to client business input on existing liens, delinquent taxes and Buyer request for estoppels, additional representations and other Buyer revisions.	1.40	1,120.00
06/17/2025	MVB	Correspondence with client regarding Buyer's comments to Walnut Crest Apartments Purchase and Sale Agreement and further advise on same.	0.60	480.00
06/17/2025	MVB	Call with G. Gotthardt and G. Albert to review Buyer comments to Walnut Crest Apartments Purchase and Sale Agreement.	1.10	880.00
06/17/2025	MVB	Correspondence with brokers regarding call with legal counsel for Buyer.	0.10	80.00
06/17/2025	MVB	Revise and send Walnut Crest Apartments Purchase and Sale Agreement to client and, after approval, to Buyer.	1.20	960.00
06/17/2025	MVB	Correspondence with R. Poorwal, Buyer and counsel, regarding revised Walnut Crest Apartments Purchase and Sale Agreement and negotiation of same.	0.20	160.00
06/18/2025	MVB	Call with R. Poorwal to negotiate Walnut Crest Apartments Purchase and Sale Agreement.	1.10	880.00
06/18/2025	MVB	Correspondence with DSI and FTI regarding call with R. Poorwal for Walnut Crest Apartments Purchase and Sale Agreement and remaining issues.	0.60	480.00
06/18/2025	MVB	Further revise Walnut Crest Apartments Purchase and Sale Agreement per negotiation and FTI and client approved changes.	0.80	640.00
06/18/2025	MVB	Call with R. Purewal to provide Seller feedback to further negotiate Walnut Crest Apartments.	1.00	800.00
06/18/2025	MVB	Draft and send summary of negotiation with R. Purewal of Walnut Crest Apartments Purchase and Sale Agreement.	0.40	320.00
06/18/2025	MVB	Prepare and send sample timeline for closing after end of diligence period based on entered sale order in response to R. Purewal negotiation.	0.20	160.00
06/19/2025	MVB	Multiple correspondence with DSI, FTI and KBK regarding negotiating and Buyer questions about Sales Procedures Order for Walnut Crest Apartments.	0.30	240.00

06/19/2025	MVB	Further correspondence with R. Purewal regarding sample for closing timeline based on Sale Procedures Order and to respond to his questions.	0.30	240.00
06/19/2025	MVB	Correspondence with client and FTI regarding Walnut Crest Apartments Purchase and Sale Agreement negotiation points.	0.20	160.00
06/19/2025	MVB	Further revise Walnut Crest Apartments Purchase and Sale Agreement per additional R. Purewal comments and send for client review.	1.10	880.00
06/19/2025	MVB	Draft form of estoppel certificate for use with Walnut Crest Apartments Purchase and Sale Agreement to address Buyer comments.	1.30	1,040.00
06/19/2025	MVB	Continue to revise Purchase and Sale Agreement per client and FTI feedback.	0.90	720.00
06/19/2025	MVB	Draft list of additional questions and notable changes for client review for finalization of Walnut Crest Apartments Purchase and Sale Agreement.	1.20	960.00
06/19/2025	MVB	Call with client regarding finalization of requested changes to Walnut Crest Apartments Purchase and Sale Agreement from R. Purewal.	0.50	400.00
06/20/2025	MVB	Continue review and revision of Walnut Crest Apartments Purchase and Sale Agreement for Section 8 changes and per additional client input regarding same.	0.90	720.00
06/20/2025	MVB	Review and revise form of estoppel certificate for Walnut Crest Apartments Purchase and Sale Agreement.	1.00	800.00
06/20/2025	MVB	Call with R. Purewal regarding further negotiation of Walnut Crest Apartments Purchase and Sale Agreement and estoppel certificate form.	0.80	640.00
06/20/2025	MVB	Communications with R. Purewal negotiating revisions to Purchase and Sale Agreement for Walnut Crest Apartments Purchase and Sale Agreement, client positions on rejected changes and form of tenant estoppel certificate.	1.20	960.00
06/23/2025	MVB	Multiple correspondence with DSI and FTI regarding estoppel requirements and form, logistical limitations on securing signed estoppels and definition of reasonable efforts with respect to same in Walnut Crest Apartments Purchase and Sale Agreement.	0.80	640.00
06/23/2025	MVB	Further analyze Walnut Crest Apartments estoppel and FTI and client concerns regarding same.	0.50	400.00
06/24/2025	MVB	Multiple correspondence with R. Purewal and DSI and FTI regarding Buyer approval of Walnut Crest Apartments Purchase and Sale Agreement for execution and information required for same.	0.60	480.00
06/24/2025	MVB	Review and approve final Walnut Crest Apartments Purchase and Sale Agreement for DocuSign distribution.	0.30	240.00
06/24/2025	MVB	Correspondence regarding timing and Buyer availability for execution of Walnut Crest Apartments Purchase and Sale Agreement.	0.40	320.00
06/25/2025	MVB	Review Purchase and Sale Agreement executed by Buyer.	0.20	160.00
06/25/2025	MVB	Correspondence with DSI and FTI and broker team regarding	0.10	80.00

Seller logistics for execution of Purchase and Sale Agreement.

06/26/2025	MVB	Review and approve Buyer-executed Purchase and Sale Agreement Amendment for B. Sharp execution.	0.20	160.00
06/26/2025	MVB	Analyze responsibility for closing checklist and other closing items for Walnut Crest Apartments and timing of closing.	0.30	240.00
06/26/2025	MVB	Correspondence with client regarding Walnut Crest Apartments closing timeline.	0.20	160.00
06/27/2025	MVB	Review critical dates list and checklist for Walnut Crest Apartments Purchase and Sale Agreement.	0.30	240.00

Sub-total Fees: \$27,200.00

Timekeeper Summary

Maria V. Bernstein Partner

MVB	<u>34.00</u>	Hours	\$800.00/hr	<u>27,200.00</u>
Total hours:	34.00			\$27,200.00

Total Current Billing: \$27,200.00

Total Now Due: \$27,200.00



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.: 185989

Invoice Date: 6/30/2025

Amount Due: \$27,200.00

RE: 4476-00047 / *Walnut Crest Apartments, 3217 Walnut Avenue, Carmichael, CA; Purchase and Sale 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**

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PLEASE REMIT CHECK PAYMENTS TO:

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

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

June 30, 2025
Invoice: 185990

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,560.00

RE: 4476-00048 / *Gold Oak Apartments, 3310-3336 Cimmarron Road.*
Cameron Park, CA; Purchase and Sale Agreement; Dan Flanigan

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/04/2025	MVB	Correspondence with DSI and FTI regarding Purchase and Sale Agreement comments and status.	0.20	160.00
06/04/2025	MVB	Multiple correspondence with client and FTI regarding their request and review of redlined Gold Oak Apartments Purchase and Sale Agreement.	0.40	320.00
06/04/2025	MVB	Further revise Purchase and Sale Agreement and send to client with notes.	0.60	480.00
06/04/2025	MVB	Review and analyze client response to Purchase and Sale Agreement questions.	0.30	240.00
06/04/2025	MVB	Review client notes and comments to Purchase and Sale Agreement and approve for distribution to Buyer.	0.30	240.00
06/27/2025	MVB	Correspondence with FTI and client regarding Buyer's comments to Purchase and Sale Agreement.	0.20	160.00
06/30/2025	LMT	Review and analyze Buyer's comments to Purchase and Sale Agreement and revise Purchase and Sale Agreement.	3.70	2,960.00
			Sub-total Fees:	\$4,560.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.00	Hours	\$800.00/hr	1,600.00
Lisa M. Travaglini	Partner	LMT	3.70	Hours	\$800.00/hr	2,960.00
		Total hours:	5.70			
				Total Current Billing:		\$4,560.00
				Total Now Due:		\$4,560.00



1 POST STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
FACSIMILE: 415.814.6401
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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.: 185990
Invoice Date: 6/30/2025

Amount Due: \$4,560.00

RE: 4476-00048 / Gold Oak Apartments, 3310-3336 Cimmarron Road. Cameron Park, CA; Purchase and Sale Agreement; Dan Flanigan

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

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

June 30, 2025
Invoice: 185991

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,560.00

RE: 4476-00049 / *Dana Drive Apartments, 1190 Dana Drive,
Fairfield, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	LMT	Review Letter of Intent and prepare initial draft of Purchase and Sale Agreement.	1.80	1,440.00
06/04/2025	LMT	Revise Purchase and Sale Agreement.	0.80	640.00
06/05/2025	LMT	Further revise Purchase and Sale Agreement pursuant to client comments.	0.60	480.00
			Sub-total Fees:	\$2,560.00

Timekeeper Summary

Lisa M. Travaglini	Partner	LMT	3.20	Hours	\$800.00/hr	2,560.00
		Total hours:	3.20			\$2,560.00
					Total Current Billing:	\$2,560.00



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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.: 185991
Invoice Date: 6/30/2025

Amount Due: \$2,560.00

RE: 4476-00049 / Dana Drive Apartments, 1190 Dana Drive, Fairfield, CA; Purchase and Sale 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

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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185992

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$24,880.00

RE: 4476-00050 / *Carmichael Apartments; 5800 Engle Road,
Carmichael, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/01/2025	MVB	Analyze auction and overbid procedures for large asset sales and Exhibit for Carmichael Purchase and Sale Agreement.	0.80	640.00
06/03/2025	MVB	Review Carmichael Apartments approval documents and commence draft Purchase and Sale Agreement.	1.30	1,040.00
06/06/2025	MVB	Draft Carmichael Purchase and Sale Agreement cross default provisions for commercial Purchase and Sale Agreement.	2.10	1,680.00
06/06/2025	MVB	Correspondence regarding initial draft of Purchase and Sale Agreement regarding coordination with Residence Purchase and Sale Agreement provisions for coterminous diligence and closing and cross contingencies and cross default provisions.	0.60	480.00
06/10/2025	MVB	Further revise Purchase and Sale Agreement regarding conditional closing connected to close of residence.	0.80	640.00
06/10/2025	MVB	Further correspondence with client and FTI to resolve additional questions and advise regarding linking separate Carmichael Apartments and Residence Purchase and Sale Agreements to ensure concurrent closing and consistent rights regarding termination defaults language and deposits.	0.50	400.00
06/11/2025	MVB	Correspondence with DSI, FTI and KBK regarding revisions to Purchase and Sale Agreement.	0.20	160.00
06/11/2025	MVB	Further revise Carmichael Apartments Purchase and Sale Agreement.	0.80	640.00
06/11/2025	MVB	Respond to client regarding Carmichael Apartments Purchase and Sale Agreement requests.	0.20	160.00
06/11/2025	MVB	Additional correspondence with DSI, FTI and KBK regarding cross default language and effect of contingencies with respect to Sales Order.	0.30	240.00
06/11/2025	MVB	Review and analyze client and FTI comments to Purchase and Sale Agreement and prior correspondence regarding same.	0.30	240.00

06/11/2025	MVB	Further revise cross-default and Seller's conditions to closing in Purchase and Sale Agreement per client comments.	0.60	480.00
06/11/2025	MVB	Multiple correspondence with DSI and FTI providing and responding to comments regarding latest revisions to Carmichael Apartments Purchase and Sale Agreement.	0.60	480.00
06/12/2025	MVB	Further revise commercial Purchase and Sale Agreement for Carmichael Apartments per additional client and FTI input.	0.30	240.00
06/12/2025	MVB	Distribute revised commercial Purchase and Sale Agreement for Carmichael Apartments.	0.20	160.00
06/12/2025	MVB	Further correspondence with client and FTI regarding their questions about optional termination right/language versus automatic termination for Purchase and Sale Agreement.	0.30	240.00
06/13/2025	MVB	Analysis of client questions regarding assignee language included by brokers in Purchase and Sale Agreements.	0.30	240.00
06/13/2025	MVB	Multiple correspondence with FTI and DSI regarding Purchase and Sale Agreement revisions required to align with Residence Purchase and Sale Agreement.	0.60	480.00
06/16/2025	MVB	Further revise Purchase and Sale Agreement for bankruptcy changes based on cross-defaulted sale.	0.60	480.00
06/16/2025	MVB	Multiple correspondence with FTI, DSI and KBK regarding bankruptcy changes to Purchase and Sale Agreement to address cross default issues.	0.40	320.00
06/16/2025	MVB	Further review and revise overbid and auction procedures provisions in Purchase and Sale Agreement.	0.30	240.00
06/16/2025	MVB	Correspondence with Buyer counsel regarding his questions about Purchase and Sale Agreements.	0.60	480.00
06/16/2025	MVB	Analyze questions regarding bankruptcy provisions from counsel for Buyer and respond to same.	1.20	960.00
06/16/2025	MVB	Multiple correspondence with Buyer counsel, DSI, FTI and KBK to negotiate issues with Purchase and Sale Agreement.	0.30	240.00
06/16/2025	MVB	Multiple correspondence updating client regarding Carmichael Apartments call with Buyer counsel.	0.30	240.00
06/17/2025	MVB	Call with Buyer counsel to negotiate and address concerns about Purchase and Sale Agreement bankruptcy provisions.	1.00	800.00
06/17/2025	MVB	Call with KBK regarding follow up to call with Buyer counsel regarding Buyer comments and questions on Purchase and Sale Agreement.	0.30	240.00
06/17/2025	MVB	Correspondence with Buyer counsel regarding title reports for Carmichael Apartments and Residence and send requested information.	0.30	240.00
06/17/2025	MVB	Respond to broker emails regarding call with Buyer counsel and status of Carmichael Apartments Purchase and Sale Agreement.	0.20	160.00
06/18/2025	MVB	Correspondence with Buyer counsel regarding Buyer's written comments to Purchase and Sale Agreement.	0.20	160.00
06/18/2025	MVB	Review and analyze Buyer's written comments to Purchase and Sale Agreement.	0.80	640.00
06/18/2025	MVB	Distribute internal redline of Buyer comments to Purchase and Sale Agreement.	0.10	80.00

06/18/2025	MVB	Correspondence with Buyer counsel regarding Buyer revisions to Purchase and Sale Agreement.	0.20	160.00
06/23/2025	MVB	Continue to review and analyze and Buyer's comments to Purchase and Sale Agreement.	1.10	880.00
06/23/2025	MVB	Draft review notes for FTI and client regarding Buyer comments to Purchase and Sale Agreement.	1.30	1,040.00
06/23/2025	MVB	Correspondence with FTI and client regarding Buyer comments to Purchase and Sale Agreement and advice regarding same.	0.40	320.00
06/24/2025	MVB	Correspondence with Buyer counsel regarding Seller's broad stroke response to Buyer comments to Purchase and Sale Agreement, including rejection of additional representations and carveouts from releases and limits on liability.	0.60	480.00
06/24/2025	MVB	Correspondence with DSI and FTI regarding further questions and input on Buyer comments to Purchase and Sale Agreement.	0.30	240.00
06/24/2025	MVB	Analyze client positions responding to Buyer comments to Purchase and Sale Agreement.	0.40	320.00
06/24/2025	MVB	Revise Purchase and Sale Agreement to respond to Buyer comments.	0.60	480.00
06/25/2025	ERM	Telephone conference with and email correspondence with Buyer counsel regarding Buyer comments to Purchase and Sale Agreement.	0.50	400.00
06/25/2025	ERM	Multiple correspondence with client and FTI regarding Section 8 Leases for Carmichael Apartments property and disclosures in Purchase and Sale Agreement regarding same.	0.50	400.00
06/25/2025	ERM	Revise Purchase and Sale Agreement for Carmichael Apartments Purchase and Sale Agreement to further incorporate Buyer comments.	0.50	400.00
06/25/2025	MVB	Correspondence with DSI and FTI regarding various Section 8 Leases at Carmichael Apartments and corresponding Housing Authority contracts for each.	0.60	480.00
06/25/2025	MVB	Review files for various Section 8 tenant leases and Housing Authority contracts.	0.60	480.00
06/25/2025	MVB	Analyze Section 8 documents and revise Purchase and Sale Agreement exhibits for same.	0.30	240.00
06/26/2025	ERM	Continue to revise Purchase and Sale Agreement.	0.70	560.00
06/26/2025	MVB	Further multiple correspondence with DSI and FTI regarding Staeps Section 8 tenancy at Carmichael Apartments, default, removal from rent roll, and appropriate notations in rent roll and lists of tenants.	0.60	480.00
06/27/2025	ERM	Further revise Carmichael Apartments Purchase and Sale Agreement.	0.80	640.00
06/27/2025	ERM	Multiple email correspondence with KBK regarding Purchase and Sale Agreement to further address Section 8 lease disclosures.	0.50	400.00
06/27/2025	MVB	Analyze status and documentation of evicted tenants still in residences and address Buyer objections to same for Carmichael Apartments.	1.00	800.00
06/27/2025	MVB	Multiple correspondence with client and FTI regarding Carmichael Apartments status, Staeps Section 8 lease, eviction issues, and	0.80	640.00

exhibits.

06/27/2025	MVB	Analyze additional disclosures required for Purchase and Sale Agreement and revisions required with respect to rejection of leases by Buyer and costs arising from same.	0.80	640.00
06/27/2025	MVB	Draft additional disclosures for Purchase and Sale Agreement addressing Buyer's right to reject Section 8 leases.	0.60	480.00
Sub-total Fees:				<u>\$24,880.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	27.60	Hours	\$800.00/hr	22,080.00
Elizabeth R. Murphy	Partner	ERM	3.50	Hours	\$800.00/hr	2,800.00
Total hours:			<u>31.10</u>			<u>\$24,880.00</u>
Total Current Billing:						<u>\$24,880.00</u>

Total Now Due: \$24,880.00



1 POST STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
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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.: 185992

Invoice Date: 6/30/2025

Amount Due: \$24,880.00

RE: 4476-00050 / Carmichael Apartments; 5800 Engle Road, Carmichael, CA; Purchase and Sale 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

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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185993

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$9,940.00

RE: 4476-00050.1 / Carmichael House; 5818 Engle Road, Carmichael,
CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	MVB	Analyze integration of two Purchase and Sale Agreements for Carmichael Apartments and Residence Purchase and Sale Agreements.	0.60	480.00
06/05/2025	MVB	Analyze cross default provision requirements for Carmichael Apartments and Residence and begin draft of same.	0.80	640.00
06/06/2025	MVB	Multiple correspondence with client regarding cancellation of escrow paperwork for Carmichael Residence to permit concurrent execution with commercial Purchase and Sale Agreement.	0.60	480.00
06/06/2025	MVB	Multiple correspondence with title company regarding cancellation of escrow paperwork to align execution date of Carmichael Apartments with Residence.	0.70	560.00
06/06/2025	MVB	Multiple correspondence with client and FTI regarding Residence cross default provisions changes.	0.30	240.00
06/10/2025	MVB	Analyze client and FTI questions regarding cross default, linked conditions, termination, default and deposit language in Purchase and Sale Agreements and review and analyze Purchase and Sale Agreement provisions based on client and FTI input regarding same.	1.00	800.00
06/11/2025	MVB	Analyze Carmichael Residence Purchase and Sale Agreement language for condition regarding closing of commercial property.	0.80	640.00
06/11/2025	MVB	Correspondence with DSI and FTI regarding Carmichael Residence Purchase and Sale Agreement and addendum provisions required to protect Seller from issues arising from Buyer default under Carmichael Apartments Purchase and Sale Agreement.	0.40	320.00
06/11/2025	MVB	Review and revise draft Purchase and Sale Agreement for Carmichael Residence to address cross conditions and approval language.	0.60	480.00
06/11/2025	MVB	Further review and revise draft Purchase and Sale Agreement	0.30	240.00

		regarding Carmichael Residence diligence and deposit language.		
06/12/2025	HC	Prepare Addendum to Purchase and Sale Agreement for 5818 Engle Road to include new language addressing concurrent sale of Carmichael Apartments.	1.10	660.00
06/12/2025	MVB	Analyze requirements for additional language required for cross default and conditions for Addendum for Carmichael Residence.	0.40	320.00
06/12/2025	MVB	Multiple correspondence with client and FTI regarding issues with Addendum.	0.30	240.00
06/12/2025	MVB	Draft revisions to language regarding conditions to closing and cross default language for Addendum.	0.80	640.00
06/12/2025	MVB	Further review and revise Purchase and Sale Agreement Addendum.	1.00	800.00
06/12/2025	MVB	Correspondence with DSI and FTI to provide various corrections required to be made by Buyer to Purchase and Sale Agreement.	0.30	240.00
06/13/2025	HC	Further review and revise Addendum to Purchase and Sale Agreement.	0.40	240.00
06/13/2025	MVB	Correspondence with client and FTI transmitting Purchase and Sale Agreement with Addendum.	0.40	320.00
06/13/2025	MVB	Multiple correspondence with client, KBK and FTI regarding sales procedure order and Exhibit B for Carmichael Residence Purchase and Sale Agreement.	0.20	160.00
06/16/2025	MVB	Review, analyze and approve and attach new addendum for auction and overbid procedures for Carmichael Apartments Purchase and Sale Agreement.	0.40	320.00
06/16/2025	MVB	Review prior revisions to Purchase and Sale Agreement for Carmichael Residence and revise further.	0.20	160.00
06/17/2025	MVB	Multiple correspondence with brokers, title company and FTI regarding cancellation of CAR form contract for Carmichael property to align with commercial Purchase and Sale Agreement.	0.60	480.00
06/18/2025	MVB	Further correspondence regarding cancellation of Carmichael Residence Purchase and Sale Agreement to align with timing for Carmichael Apartments due diligence and concurrent closing.	0.20	160.00
06/27/2025	MVB	Multiple correspondence with DSI and FTI regarding still pending cancellation of existing Carmichael Residence Purchase and Sale Agreement to align timeline with Carmichael Apartments Purchase and Sale Agreement.	0.40	320.00
			Sub-total Fees:	\$9,940.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	11.30	Hours	\$800.00/hr	9,040.00
Hannah Cooper	Associate	HC	1.50	Hours	\$600.00/hr	900.00
		Total hours:	12.80			\$9,940.00
Total Current Billing:						\$9,940.00
Total Now Due:						\$9,940.00



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SAN FRANCISCO, CA 94104
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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.: 185993
Invoice Date: 6/30/2025

Amount Due: \$9,940.00

RE: 4476-00050.1 / Carmichael House; 5818 Engle Road, Carmichael, CA; Purchase and Sale 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

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San Francisco, CA 94104

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

June 30, 2025
 Invoice: 185994

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$13,680.00

RE: 4476-00052 / LIV1621 Apartments, 1621 Hood Road, Sacramento,
 CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/09/2025	ERM	Review Letter of Intent, property type, and identify lender for purposes of preparing Purchase and Sale Agreement for LIV1621 Apartments.	0.60	480.00
06/10/2025	ERM	Begin preparation of Purchase and Sale Agreement for LIV1621 Apartments.	0.30	240.00
06/11/2025	ERM	Continue to prepare Purchase and Sale Agreement for LIV1621 Apartments.	1.60	1,280.00
06/12/2025	ERM	Continue to prepare Purchase and Sale Agreement for LIV1621 Apartments.	3.10	2,480.00
06/12/2025	MVB	Multiple correspondence with broker, DSI and FTI regarding LIV1621 Apartments Purchase and Sale Agreement update.	0.60	480.00
06/13/2025	ERM	Multiple email correspondence regarding revisions to Purchase and Sale Agreement for LIV1621 Apartments.	0.70	560.00
06/13/2025	MVB	Correspondence advising DSI and FTI of options for handling Section 8 disclosures.	0.40	320.00
06/13/2025	MVB	Further correspondence regarding modification of disclosure language for Section 8 leases for Purchase and Sale Agreement.	0.20	160.00
06/16/2025	ERM	Review terms for Purchase and Sale Agreement for LIV1621 Apartments.	0.20	160.00
06/16/2025	ERM	Draft disclosure language for Purchase and Sale Agreement regarding existence of Section 8 Lease for LIV1621 Apartments.	0.20	160.00
06/16/2025	ERM	Email correspondence with FTI, KBK and brokers regarding additional terms for Purchase and Sale Agreement for LIV1621 Apartments.	0.10	80.00
06/16/2025	MVB	Review and analyze and revise new Section 8 provisions for LIV1621 Apartments Purchase and Sale Agreement.	0.60	480.00
06/17/2025	ERM	Revise Purchase and Sale Agreement to incorporate changes following review by client, FTI, KBK and brokers for LIV1621	1.30	1,040.00

Apartments.

06/17/2025	MVB	Analyze required changes to LIV1621 Apartments Purchase and Sale Agreement for Housing Authority payment contract and K. Cox Section 8 lease.	0.70	560.00
06/18/2025	ERM	Continue to revise Purchase and Sale Agreement for LIV1621 Apartments.	1.00	800.00
06/18/2025	ERM	Email correspondence and telephone conference with FTI regarding necessary revisions to Purchase and Sale Agreement for LIV1621 Apartments.	0.30	240.00
06/23/2025	ERM	Email correspondence regarding Buyer comments to Purchase and Sale Agreement for LIV 1621 Apartment complex.	0.40	320.00
06/23/2025	MVB	Correspondence with DSI and FTI and broker team regarding response to Buyer comments to LIV1621 Apartments Purchase and Sale Agreement received from broker.	0.20	160.00
06/23/2025	MVB	Analyze and draft responses to Buyer comments to LIV1621 Apartments Purchase and Sale Agreement.	1.20	960.00
06/24/2025	ERM	Email correspondence with client and FTI team regarding Buyer's comments to LIV1621 Apartments Purchase and Sale Agreement.	0.30	240.00
06/26/2025	ERM	Finalize LIV1621 Apartment Purchase and Sale Agreement.	0.80	640.00
06/26/2025	ERM	Multiple email correspondence with client, FTI, and brokers regarding final Purchase and Sale Agreement for LIV1621 Apartment property.	0.20	160.00
06/26/2025	ERM	Oversee distribution of final Purchase and Sale Agreement for LIV1621 Apartments Purchase and Sale Agreement for execution.	0.10	80.00
06/26/2025	MVB	Analyze various questions regarding executed LIV1621 Apartments Purchase and Sale Agreement and next steps.	0.50	400.00
06/27/2025	ERM	Finalize and distribute final Purchase and Sale Agreement.	1.50	1,200.00
Sub-total Fees:				<u>\$13,680.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	4.40	Hours	\$800.00/hr	3,520.00
Elizabeth R. Murphy	Partner	ERM	12.70	Hours	\$800.00/hr	10,160.00
		Total hours:	<u>17.10</u>			<u>\$13,680.00</u>
Total Current Billing:						<u>\$13,680.00</u>
Total Now Due:						\$13,680.00



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SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
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Tax ID Number: 94-3397499

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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.: 185994

Invoice Date: 6/30/2025

Amount Due: \$13,680.00

RE: 4476-00052 / LIV1621 Apartments, 1621 Hood Road, Sacramento, CA; Purchase and Sale 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

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BILLING@SSLFIRM.COM**

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1 Post Street, Suite 2100
San Francisco, CA 94104

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

June 30, 2025
Invoice: 185995

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$25,020.00

RE: 4476-00053 / *Legal Advice on Portfolio-Wide Purchase and Sale
Issues for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/02/2025	MVB	Analyze additional portfolio-wide requirements and revisions to Purchase and Sale Agreements.	0.90	720.00
06/03/2025	MVB	Draft language for Exhibit B regarding Sales Procedure Order attachment.	0.80	640.00
06/03/2025	MVB	Multiple correspondence with DSI and FTI regarding approval of requested changes to Exhibit B and disclaimer language.	0.70	560.00
06/04/2025	CG	Extensive correspondence and calls with FTI and KBK teams regarding commercial and residential Purchase and Sale Agreement and Letter of Intent issues, process and coordination.	2.50	1,875.00
06/04/2025	MVB	Correct Exhibit B language and add link to docket for Socotra Loan deals to Purchase and Sale Agreement forms.	0.20	160.00
06/04/2025	MVB	Multiple correspondence with DSI and FTI regarding management of timing for execution of Purchase and Sale Agreements by DSI to control diligence start date.	0.30	240.00
06/04/2025	MVB	Correspondence with FTI and client regarding final review process and to address responsibility for minor, non-substantive changes for execution of Purchase and Sale Agreements.	0.30	240.00
06/04/2025	MVB	Further revise and distribute non-Socotra Sale Order language for Exhibit B of multiple existing Purchase and Sale Agreements per FTI and client request.	0.80	640.00
06/04/2025	MVB	Additional correspondence regarding managing time and date of execution by B. Sharp for Purchase and Sale Agreements to avoid inadvertent shortening of diligence periods.	0.40	320.00
06/05/2025	CG	Participate in subcommittee real estate call.	0.30	225.00
06/05/2025	MVB	Analyze questions regarding approval letter from client and FTI to respond to Buyer's inquiries regarding appropriate form.	0.30	240.00
06/05/2025	MVB	Draft condition approval letter language.	0.40	320.00

06/05/2025	MVB	Multiple correspondence with DSI, FTI and KBK regarding client questions about Purchase and Sale Agreement drafting, execution and closing process and procedures for current contracts.	1.00	800.00
06/05/2025	MVB	Draft form condition approval letter for client use.	0.90	720.00
06/05/2025	MVB	Correspondence with B. Sharp regarding timing of approvals and execution of commercial Purchase and Sale Agreements.	0.20	160.00
06/05/2025	MVB	Analyze broker request for change in form language regarding Sales Procedure Order.	0.40	320.00
06/05/2025	MVB	Correspondence with FTI and DSI regarding review of Purchase and Sale Agreements prior to execution.	0.30	240.00
06/05/2025	MVB	Further advise DSI and FTI regarding condition approval letter and for conditional approvals.	0.20	160.00
06/06/2025	CG	Calls and correspondence with escrow, FTI, DSI and KBK regarding commercial contract cancellation process and review Purchase and Sale Agreement forms regarding same.	0.90	675.00
06/06/2025	CG	Correspondence with FTI regarding same Broker payment issues.	0.30	225.00
06/09/2025	CG	Correspondence regarding consistency of legal terms and coordination across all deals.	0.60	450.00
06/11/2025	MVB	Participate in weekly DSI, FTI and KBK call regarding Purchase and Sale Agreements.	0.30	240.00
06/12/2025	MVB	Further review, analyze and revise disclosure list for various properties with Purchase and Sale Agreements in progress.	0.60	480.00
06/12/2025	MVB	Analyze client questions regarding completion of Exhibit F contract list for all Purchase and Sale Agreements.	0.30	240.00
06/13/2025	CG	Calls and extensive correspondence with KBK and FTI regarding Purchase and Sale Agreement processes and forms.	2.20	1,650.00
06/13/2025	MVB	Multiple correspondence with DSI and FTI regarding approval process for Purchase and Sale Agreements.	0.40	320.00
06/13/2025	MVB	Multiple correspondence regarding correction of Exhibit B for links to bankruptcy court docket and orders for Buyers' access to same.	0.40	320.00
06/13/2025	MVB	Multiple correspondence regarding due diligence approval form.	0.20	160.00
06/13/2025	MVB	Review, analyze and further revise due diligence approval form to be consistent with Purchase and Sale Agreement requirements.	0.70	560.00
06/13/2025	MVB	Correspondence advising client regarding requirements of and changes to due diligence approval form.	0.30	240.00
06/16/2025	MVB	Analyze and respond to multiple FTI and client questions and requests regarding closing procedures for transactions.	0.60	480.00
06/18/2025	CG	Extensive correspondence with FTI and title company regarding closing document forms and processes and correspondence regarding new commercial Purchase and Sale Agreements.	1.40	1,050.00
06/18/2025	MVB	Call with DSI and FTI regarding changes to Purchase and Sale Agreement drafting and distribution process.	0.50	400.00
06/18/2025	MVB	Follow up call with DSI and FTI to finish discussion of Purchase and Sale Agreement drafting and distribution process.	0.50	400.00
06/18/2025	MVB	Review, revise and redact sample escrow instructions and send to DSI and FTI for review and approval as standard instructions.	1.80	1,440.00

06/18/2025	MVB	Multiple correspondence regarding various tax and closing documents required for transaction closings.	1.30	1,040.00
06/18/2025	MVB	Further multiple correspondence regarding questions from client about wet/holographic signature requirements for closing documents.	0.30	240.00
06/18/2025	MVB	Advise client regarding acknowledgement of questions from brokers regarding additional forms for closings.	0.40	320.00
06/18/2025	MVB	Analyze requirements for review and approval of deeds and closing documents and roles for parties regarding same with respect to the mobile notary and execution process.	0.60	480.00
06/18/2025	MVB	Analyze additional requirements for Socotra financed properties.	0.80	640.00
06/18/2025	MVB	Correspondence with KBK regarding Socotra closing process.	0.30	240.00
06/19/2025	MVB	Correspondence with DSI and FTI regarding updated final contingency removal form from brokers.	0.30	240.00
06/19/2025	MVB	Multiple correspondence with DSI and FTI further responding to questions about holographic signature requirements, notarization and closing protocols and request further clarifications regarding in-person closing.	0.60	480.00
06/21/2025	CG	Correspondence with FTI regarding various commercial Purchase and Sale Agreement matters.	0.30	225.00
06/23/2025	CG	Correspondence on various new Purchase and Sale Agreements and deal issues resolution and correspondences regarding closing requirements.	0.60	450.00
06/24/2025	CG	Correspondence with FTI and client regarding various deal issues and Purchase and Sale Agreement forms.	0.30	225.00
06/25/2025	MVB	Multiple correspondences with DSI, FTI and KBK regarding closing process.	0.80	640.00
06/26/2025	MVB	Further advise clients and FTI on recurring portfolio-wide issues incomplete closing forms and documents.	0.60	480.00
06/26/2025	MVB	Analyze client and FTI comments regarding additional process requests for closing of Purchase and Sale Agreements.	0.50	400.00
06/27/2025	CG	Call with KBK, FTI and client on Purchase and Sale Agreement issues and coordination.	0.60	450.00
06/27/2025	MVB	Multiple correspondence regarding negotiation and closing protocols and documentation.	0.70	560.00
			Sub-total Fees:	<u>\$25,020.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	21.90	Hours	\$800.00/hr	17,520.00
Chrysanthe Gussis	Of Counsel	CG	10.00	Hours	\$750.00/hr	7,500.00
		Total hours:	31.90			
						<u>\$25,020.00</u>
						Total Current Billing: <u>\$25,020.00</u>
						Total Now Due: \$25,020.00



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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.: 185995

Invoice Date: 6/30/2025

Amount Due: \$25,020.00

RE: 4476-00053 / *Legal Advice on Portfolio-Wide Purchase and Sale Issues for LeFever Mattson Portfolio*

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**

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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185996

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$14,775.00

RE: 4476-00054 / *Pinyon Creek; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/13/2025	CG	Review Letter of Intent and transaction background and calls and emails with FTI and team regarding same.	1.60	1,200.00
06/14/2025	CG	Draft Purchase and Sale Agreement.	2.50	1,875.00
06/14/2025	CG	Review diligence and title disclosures and entitlement requirements for sale and draft issues list.	0.60	450.00
06/14/2025	SS	Analyze HOA issue revised by Buyer.	0.20	160.00
06/15/2025	CG	Further draft Purchase and Sale Agreement.	1.00	750.00
06/15/2025	CG	Further review diligence and title disclosures and entitlement requirements for sale.	0.60	450.00
06/16/2025	CG	Further draft Purchase and Sale Agreement and issues list.	1.50	1,125.00
06/16/2025	CG	Calls and emails with client and FTI regarding review of property diligence materials.	0.80	600.00
06/16/2025	SS	Review Purchase and Sale Agreement terms and analyze construction issues for Purchase and Sale Agreement.	0.70	560.00
06/17/2025	CG	Further draft Purchase and Sale Agreement and issues list.	2.50	1,875.00
06/17/2025	CG	Review liens, contracts and other property diligence materials.	0.30	225.00
06/17/2025	CG	Numerous emails with client and FTI regarding property diligence materials.	0.40	300.00
06/17/2025	SS	Review Purchase and Sale Agreement and prepare advice regarding construction and lien issues affecting same.	0.60	480.00
06/18/2025	CG	Further draft Purchase and Sale Agreement and issues list.	1.70	1,275.00
06/18/2025	CG	Call with DRE consultant regarding sales entitlements.	0.60	450.00
06/18/2025	CG	Correspondence with FTI/broker/LM/DSI team regarding issues list.	0.60	450.00
06/19/2025	CG	Revise Purchase and Sale Agreement based on FTI, KBK and client comments.	1.20	900.00

06/19/2025	CG	Further review DRE transfer requirements and documents for effect on Purchase and Sale Agreement.	0.30	225.00
06/19/2025	CG	Correspondence regarding FTI, KBK and client comments to draft Purchase and Sale Agreement.	0.70	525.00
06/23/2025	CG	Correspondence with FTI and client regarding Purchase and Sale Agreement.	0.20	150.00
06/25/2025	CG	Review auction issues identified by FTI and client.	0.30	225.00
06/30/2025	CG	Review and analyze Buyer comments to Purchase and Sale Agreement.	0.70	525.00
			Sub-total Fees:	<u>\$14,775.00</u>

Timekeeper Summary

Sally Shekou	Partner	SS	1.50	Hours	\$800.00/hr	1,200.00
Chrysanthe Gussis	Of Counsel	CG	<u>18.10</u>	Hours	\$750.00/hr	<u>13,575.00</u>
		Total hours:	19.60			\$14,775.00
Total Current Billing:						<u>\$14,775.00</u>
Total Now Due:						\$14,775.00



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Tax ID Number: 94-3397499

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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.: 185996

Invoice Date: 6/30/2025

Amount Due: \$14,775.00

RE: 4476-00054 / *Pinyon Creek; Purchase and Sale 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

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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185997

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,240.00

RE: 4476-00055 / 18585 Manzanita Road, Sonoma, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/18/2025	MVB	Multiple correspondence with client and FTI regarding client questions regarding marketing of 18585 Manzanita.	0.40	320.00
06/24/2025	ERM	Draft review and revise Purchase and Sale Agreement.	1.50	1,200.00
06/24/2025	ERM	Confer regarding terms for Manzanita property Purchase and Sale Agreement.	0.40	320.00
06/25/2025	ERM	Revise Purchase and Sale Agreement for Manzanita property.	0.50	400.00
06/25/2025	MVB	Multiple correspondence with broker and DSI and FTI regarding 18585 Manzanita.	0.20	160.00
06/26/2025	ERM	Continue to revise Manzanita Purchase and Sale Agreement.	0.80	640.00
06/26/2025	ERM	Correspondence with KBK, FTI and client regarding required disclosures of property division into a 3 unit residential property.	0.20	160.00
06/26/2025	MVB	Analyze and respond to questions regarding exhibits for Purchase and Sale Agreement.	0.20	160.00
06/26/2025	MVB	Analyze revisions to 1858 Manzanita Purchase and Sale Agreement.	0.20	160.00
06/27/2025	ERM	Email correspondence with KBK regarding revisions to Purchase and Sale Agreement and required residential disclosures.	0.40	320.00
06/27/2025	HC	Review disclosure documents for 18585 Manzanita Road.	0.40	240.00
06/27/2025	MVB	Correspondence with FTI and client regarding 18585 Manzanita Purchase and Sale Agreement.	0.10	80.00
06/27/2025	MVB	Review 18585 Manzanita disclosures for execution.	0.10	80.00
Sub-total Fees:				<u>\$4,240.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.20	Hours	\$800.00/hr	960.00
Elizabeth R. Murphy	Partner	ERM	3.80	Hours	\$800.00/hr	3,040.00

Hannah Cooper	Associate	HC	<u>0.40</u>	Hours	\$600.00/hr	<u>240.00</u>
		Total hours:	<u>5.40</u>			\$4,240.00
					Total Current Billing:	<u>\$4,240.00</u>
					Total Now Due:	\$4,240.00



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

Invoice No.: 185997
Invoice Date: 6/30/2025

Amount Due: \$4,240.00

RE: 4476-00055 / 18585 Manzanita Road, Sonoma, CA; Purchase and Sale 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

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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185998

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,825.00

RE: 4476-00056 / *Ceres West Mobile Home Park, 2030 E. Grayson
Road, Ceres, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/16/2025	CG	Review property and approval documents, title and mobile home issues, and correspondence with client and FTI regarding same.	1.10	825.00
06/17/2025	ERM	Begin review of Letter of Intent, property information and sale terms for Ceres West Mobile Home Park sale transaction.	1.00	800.00
06/17/2025	ERM	Begin preparation of Purchase and Sale Agreement for Ceres West Mobile Home Park.	1.30	1,040.00
06/18/2025	ERM	Continue to prepare Purchase and Sale Agreement for Ceres West Mobile Home Park.	0.80	640.00
06/19/2025	ERM	Continue to prepare Purchase and Sale Agreement for Ceres West Mobile Home Park.	1.40	1,120.00
06/19/2025	ERM	Email correspondence with client and FTI regarding first draft of Purchase and Sale Agreement for Ceres West Mobile Home Park.	0.10	80.00
06/20/2025	ERM	Revise Purchase and Sale Agreement to incorporate comments from client and FTI for Ceres West Mobile Home Park.	0.30	240.00
06/23/2025	ERM	Multiple email correspondence with client and FTI regarding contracts applicable to Ceres West Mobile Home Park.	0.50	400.00
06/23/2025	ERM	Revise Purchase and Sale Agreement for Ceres Mobile Home Park to incorporate comments from client and FTI.	1.50	1,200.00
06/25/2025	ERM	Confer regarding Buyer comments to Ceres West Mobile Home Park Purchase and Sale Agreement.	0.20	160.00
06/25/2025	ERM	Email correspondence with Buyer regarding Ceres West Mobile Home Park buyer entity.	0.10	80.00
06/25/2025	MVB	Correspondence with client and FTI regarding contact information for Buyer's attorney.	0.30	240.00
			Sub-total Fees:	\$6,825.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.30	Hours	\$800.00/hr	240.00
Elizabeth R. Murphy	Partner	ERM	7.20	Hours	\$800.00/hr	5,760.00
Chrysanthe Gussis	Of Counsel	CG	1.10	Hours	\$750.00/hr	825.00
Total hours:			8.60			\$6,825.00
Total Current Billing:						\$6,825.00
Total Now Due:						\$6,825.00



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SAN FRANCISCO, CA 94104
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Tax ID Number: 94-3397499

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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.: 185998
Invoice Date: 6/30/2025

Amount Due: \$6,825.00

RE: 4476-00056 / Ceres West Mobile Home Park, 2030 E. Grayson Road, Ceres, CA; Purchase and Sale 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

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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.

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San Francisco, CA 94104

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

June 30, 2025
Invoice: 185999

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,920.00

RE: 4476-00057 / 2280 Bates Avenue, Concord, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/20/2025	ERM	Review Letter of Intent and background information pertaining to Bates Avenue, Concord property.	0.90	720.00
06/20/2025	ERM	Begin preparation of Purchase and Sale Agreement for Bates Avenue, Concord property.	2.70	2,160.00
06/23/2025	ERM	Continue to prepare Purchase and Sale Agreement for Bates property.	0.50	400.00
06/23/2025	ERM	Revise Purchase and Sale Agreement to incorporate KBK comments.	0.10	80.00
06/23/2025	ERM	Multiple email correspondence with KBK regarding Purchase and Sale Agreement.	0.20	160.00
06/24/2025	ERM	Further revise Purchase and Sale Agreement.	0.50	400.00
			Sub-total Fees:	\$3,920.00

Timekeeper Summary

Elizabeth R. Murphy	Partner	ERM	4.90	Hours	\$800.00/hr	3,920.00
		Total hours:	4.90			
						\$3,920.00
						Total Current Billing: \$3,920.00
						Total Now Due: \$3,920.00



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.: 185999

Invoice Date: 6/30/2025

Amount Due: \$3,920.00

RE: 4476-00057 / 2280 Bates Avenue, Concord, CA; Purchase and Sale 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

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

June 30, 2025
Invoice: 186000

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$19,630.00

RE: 4476-00060 / *Legal Advice and Support Relating to Residential
Purchase and Sale Agreements for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/02/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.70	105.00
06/02/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
06/03/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	1.00	150.00
06/03/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
06/04/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
06/04/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
06/04/2025	HC	Review revised Purchase and Sale Agreement for 9300 Mazatlan Way and correspondence regarding execution.	0.20	120.00
06/04/2025	HC	Review revised Purchase and Sale Agreement for 5335/5337 Gibbons Drive and correspondence regarding execution.	0.30	180.00
06/04/2025	HC	Multiple correspondence regarding status of various Purchase and Sale Agreements.	0.40	240.00
06/04/2025	HC	Review disclosure documents for 1383 Larkin Drive.	0.20	120.00
06/05/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	2.50	375.00
06/05/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
06/05/2025	CC	Organize residential Docusigned documents on internal system.	1.70	255.00
06/05/2025	HC	Review 1383 Larking Exempt Seller Disclosure and correspondence regarding signature block.	0.20	120.00
06/05/2025	HC	Review disclosure document for 377 West Spain Street.	0.20	120.00
06/06/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.90	135.00
06/06/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00

06/06/2025	CC	Organize residential DocuSigned documents per client and FTI requirements.	2.50	375.00
06/06/2025	HC	Review Purchase and Sale Agreement and Addendum One for 533 Bella Vista Drive and correspondence regarding revisions.	1.10	660.00
06/06/2025	HC	Circulate package for execution.	0.30	180.00
06/09/2025	CC	Prepare and initiate DocuSign for Purchase and Sale Agreements and related documents.	0.90	135.00
06/09/2025	CC	Analyze correspondences regarding DocuSign.	0.20	30.00
06/09/2025	HC	Review Agent Visual Inspection Disclosure for 430 W. Napa Street.	0.20	120.00
06/09/2025	HC	Review Agent Visual Inspection Disclosure for 430 W. Napa Street, Apartment C.	0.20	120.00
06/09/2025	HC	Review Agent Visual Inspection Disclosure for 430 W. Napa Street, Apartment B.	0.10	60.00
06/09/2025	HC	Review Agent Visual Inspection Disclosure for 430 W. Napa Street, Apartment D.	0.10	60.00
06/10/2025	CC	Prepare and initiate DocuSign for Purchase and Sale Agreements and related documents.	0.30	45.00
06/10/2025	CC	Analyze correspondences regarding DocuSign.	0.10	15.00
06/10/2025	CG	Revise residential addenda forms based on FTI and broker comments and correspondence regarding same.	0.80	600.00
06/11/2025	CC	Prepare and initiate DocuSign for Purchase and Sale Agreements and related documents.	0.50	75.00
06/11/2025	CC	Analyze correspondences regarding DocuSign.	0.20	30.00
06/11/2025	CG	Extensive calls and emails with FTI team regarding commercial and residential sale comments and cross-contingency issues.	1.10	825.00
06/12/2025	CC	Prepare and initiate DocuSign for Purchase and Sale Agreements and related documents.	0.60	90.00
06/12/2025	CC	Analyze correspondences regarding DocuSign.	0.30	45.00
06/12/2025	HC	Review Cancellation of Contract for 5335-5337 Gibbons Drive.	0.30	180.00
06/12/2025	HC	Review Modification of Terms for 786-790 Broadway.	0.20	120.00
06/12/2025	HC	Correspondence with S. Daar regarding review status of 424 2nd Street and Box issues.	0.20	120.00
06/12/2025	HC	Review Purchase and Sale Agreement for 5818 Engle Road and correspondence regarding revisions.	0.60	360.00
06/12/2025	HC	Review Purchase and Sale Agreement and Disclosure Package for 424 2nd Street and multiple correspondence with L. Nowell and M. Tegelaar regarding revisions.	1.40	840.00
06/12/2025	HC	Draft Professional Services Agreement for Lea & Braze.	0.50	300.00
06/12/2025	MVB	Correspondence with client regarding 424 2nd Street Purchase and Sale Agreement and execution of same.	0.20	160.00
06/13/2025	CC	Prepare and initiate DocuSign for Purchase and Sale Agreements and related documents.	0.50	75.00
06/13/2025	CC	Analyze correspondences regarding DocuSign and authorization process.	0.30	45.00

06/13/2025	CG	Calls and correspondences with client, FTI and KBK regarding residential sale processes.	0.50	375.00
06/13/2025	HC	Multiple correspondence regarding initials on Arbitration Provision of C.A.R. form.	0.30	180.00
06/13/2025	HC	Review Purchase and Sale Agreement for 19340 7th St East.	0.60	360.00
06/16/2025	HC	Review Purchase and Sale Agreement for 110 Fordham.	0.40	240.00
06/17/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.50	75.00
06/17/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
06/17/2025	HC	Further review Purchase and Sale Agreement and contract package for 110 Fordham Circle and correspondence with S. McKendry and L. Gotguelf regarding revisions and Seller's registered entity name.	0.40	240.00
06/17/2025	HC	Review revised contract package for 5818 Engle Road and correspondence regarding further changes required to Section 41 and Addendum.	0.40	240.00
06/17/2025	HC	Review revised contract package and correspondence regarding execution.	0.20	120.00
06/18/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	1.50	225.00
06/18/2025	CC	Analyze correspondences regarding Docusigns.	0.30	45.00
06/18/2025	HC	Review revised Purchase and Sale Agreement and Seller Disclosure package for 424 2nd Street West and correspondence regarding revisions.	0.40	240.00
06/19/2025	MVB	Multiple correspondence with DSI and FTI regarding review of residential agreements for signature and role of brokers with respect to visual inspection form presented for Seller signature.	0.60	480.00
06/20/2025	HC	Facilitate execution of Purchase and Sale Agreement and offer package via DocuSign.	0.10	60.00
06/20/2025	HC	Review revised Purchase and Sale Agreement and Offer Package for 424 West Napa Street and facilitate execution.	1.00	600.00
06/23/2025	HC	Facilitate execution of Purchase and Sale Agreement and Offer Package for 110 Fordham and correspondence regarding execution status.	1.10	660.00
06/24/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
06/24/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
06/24/2025	HC	Review modification of terms for the listing agreement for 1173 Araquipa Court.	0.30	180.00
06/24/2025	HC	Review disclosure documents, pest control and home inspection for 9300 Mazatlan Way.	0.40	240.00
06/24/2025	HC	Review Representative Capacity Signature Disclosure and correspondence regarding Seller entity.	0.40	240.00
06/24/2025	HC	Review Intent to Exchange Addendum for 830-848 Studley.	0.20	120.00
06/24/2025	HC	Review Request for Repair and Seller Response and Buyers Reply to Request for Repair and revise Seller response.	0.40	240.00

06/24/2025	HC	Facilitate execution and correspondence regarding execution to purchase agreement.	0.30	180.00
06/25/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	1.10	165.00
06/25/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
06/25/2025	CG	Calls and correspondences with FTI and real estate subcommittee regarding residential broker issues and review revised Purchase and Sale Agreement form regarding broker issues.	1.20	900.00
06/25/2025	HC	Review revised Agent Visual Inspection Disclosures, Contingency Removal and Extension of Time Amendment for Arleta Court; facilitate execution and correspondence regarding execution status.	0.60	360.00
06/25/2025	HC	Review and analyze Purchase Agreement for 1025 Napa Road and offer expiration and Seller entity issue.	0.80	480.00
06/25/2025	HC	Multiple correspondence with A. Gerace and S. Daar regarding payment of Buyer's Broker commission.	0.30	180.00
06/25/2025	HC	Multiple correspondence with A. Gerace and S. Daar regarding Buyer's Broker's commission and circulate updated Addendum forms to A. Gerace and S. Daar.	0.60	360.00
06/25/2025	MVB	Multiple correspondence with DSI, FTI and KBK regarding management of closings and required documentation.	0.30	240.00
06/25/2025	MVB	Multiple correspondence with DSI and FTI further requesting broker involvement in residential closings and client review of all closing documents and roles of all parties.	0.30	240.00
06/26/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
06/26/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
06/26/2025	CG	Correspondence regarding Purchase and Sale Agreement issues; correspondence regarding residential closing processes.	0.50	375.00
06/26/2025	HC	Review Purchase Agreement and offer package and multiple correspondence regarding execution.	0.60	360.00
06/26/2025	MVB	Correspondence with client regarding general responsibilities for coordination of closings.	0.30	240.00
06/27/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
06/27/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
06/27/2025	CG	Review residential closing process and deal status and correspondence regarding same.	0.60	450.00
06/27/2025	HC	Further correspondence regarding revisions and need for an Addendum.	0.30	180.00
06/27/2025	HC	Review Purchase and Sale Agreement and offer package for 7303-7305 Berna Way and correspondence regarding Addendum form.	0.60	360.00
06/30/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.70	105.00
06/30/2025	CC	Analyze correspondences regarding Docusign.	0.10	15.00
06/30/2025	HC	Further review Purchase and Sale Agreement and offer package	1.10	660.00

for 7303-7305 Berna Way and correspondence regarding Exhibit
A to Addendum One.

06/30/2025	HC	Review Agent Visual Inspection Disclosures for 9120 Polhemus and 9300 Mazatlan Boulevard.	0.30	180.00
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Sub-total Fees:	<u>\$19,630.00</u>
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Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.70	Hours	\$800.00/hr	1,360.00
Chrysanthe Gussis	Of Counsel	CG	4.70	Hours	\$750.00/hr	3,525.00
Hannah Cooper	Associate	HC	18.80	Hours	\$600.00/hr	11,280.00
Cherri Caro	Paralegal	CC	23.10	Hours	\$150.00/hr	3,465.00
Total hours:			48.30			<u>\$19,630.00</u>

Total Current Billing:	<u>\$19,630.00</u>
------------------------	--------------------

Total Now Due: \$19,630.00



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.: 186000
Invoice Date: 6/30/2025

Amount Due: \$19,630.00

RE: 4476-00060 / *Legal Advice and Support Relating to Residential Purchase and Sale Agreements for LeFever Mattson Portfolio*

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

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

June 30, 2025
Invoice: 186001

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,240.00

RE: 4476-00061 / 4950, 4960, 4970 Allison Parkway, Vacaville, CA;
Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/24/2025	CG	Correspondence with FTI and DSI and review Letter of Intent.	0.40	300.00
06/24/2025	HC	Draft Purchase and Sale Agreement and circulate clean and redline to client and FTI.	3.90	2,340.00
06/26/2025	HC	Review comments and email correspondence regarding open items.	0.30	180.00
06/26/2025	HC	Revise Purchase and Sale Agreement per FTI and client comments and circulate updated redline to client and FTI.	0.70	420.00
			Sub-total Fees:	<u>\$3,240.00</u>

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	0.40	Hours	\$750.00/hr	300.00
Hannah Cooper	Associate	HC	4.90	Hours	\$600.00/hr	2,940.00
			Total hours:	5.30		<u>\$3,240.00</u>
						Total Current Billing: <u>\$3,240.00</u>
						Total Now Due: \$3,240.00



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.: 186001
Invoice Date: 6/30/2025

Amount Due: \$3,240.00

RE: 4476-00061 / 4950, 4960, 4970 Allison Parkway, Vacaville, CA; Purchase and Sale 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

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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
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1 Post Street, Suite 2100
San Francisco, CA 94104

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

June 30, 2025
Invoice: 186002

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$225.00

RE: 4476-00065 / *Legal Advice on Sale of Hospitality Assets for
LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/12/2025	CG	Review correspondence regarding liquor license issues.	0.30	225.00
			Sub-total Fees:	\$225.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	0.30	Hours	\$750.00/hr	225.00
			Total hours:	0.30		\$225.00
						Total Current Billing: \$225.00
						Total Now Due: \$225.00



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.: 186002
Invoice Date: 6/30/2025

Amount Due: \$225.00

RE: 4476-00065 / *Legal Advice on Sale of Hospitality Assets for LeFever Mattson Portfolio*

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

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

June 30, 2025
 Invoice: 186003

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$840.00

RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA;
 Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/11/2025	HC	Review Seller disclosures documents for 1864 Quail Meadows and correspondence with S. McKendry regarding revisions.	0.80	480.00
06/12/2025	HC	Review disclosure package for 1864 Quail Meadows Circle and correspondence regarding revisions.	0.60	360.00
			Sub-total Fees:	<u>\$840.00</u>

Timekeeper Summary

Hannah Cooper	Associate	HC	<u>1.40</u>	Hours	\$600.00/hr	<u>840.00</u>
			Total hours:	1.40		<u>\$840.00</u>
						Total Current Billing: <u>\$840.00</u>
						Total Now Due: \$840.00



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.: 186003

Invoice Date: 6/30/2025

Amount Due: \$840.00

RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA; Purchase and Sale 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
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1 Post Street, Suite 2100
San Francisco, CA 94104

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

June 30, 2025
Invoice: 186004

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$0.00

RE: 4476-00067 / LFM Client Services- Chapter 11

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/01/2025	MVB	Revise Standard Operating Procedures for drafting lawyers.	0.20	160.00
06/03/2025	MVB	Multiple correspondence regarding process for updating Purchase and Sale Agreement forms.	0.60	480.00
06/04/2025	MVB	Analyze and prepare agenda items for client call regarding streamlining sales process.	0.30	240.00
06/04/2025	MVB	Confer with DSI and FTI regarding streamlining process for drafting Purchase and Sale Agreement documentation process and real estate advice to improve efficiency and achieve savings.	1.00	800.00
06/04/2025	MVB	Address tracking and storage process for residential Purchase and Sale Agreements with client.	0.40	320.00
06/04/2025	SJV	Prepare and attend Team Call.	0.30	135.00
06/05/2025	MVB	Update Standard Operating Procedures per latest revisions to form Purchase and Sale Agreements.	0.30	240.00
06/06/2025	MVB	Confer with team to review cross-deal coordination on deals in progress, and unassigned deal, and open questions from client.	1.20	960.00
06/06/2025	MVB	Analyze DocuSign distribution protocols and points of review for efficient completion of commercial agreements for distribution.	0.30	240.00
06/10/2025	ERM	Confer regarding LeFever Matson Purchase and Sale Agreement procedures.	0.40	320.00
06/11/2025	SJV	Prepare and attend Team Call.	0.30	135.00
06/16/2025	ERM	Participate in weekly LM call; update SOP memorandum.	1.40	1,120.00
06/16/2025	MVB	Attention to further revisions to Standard Operating Procedures for LFM; emails with E. Murphy regarding same; confer regarding location of new overbid and auction procedures; attention to issues with Box.	0.50	400.00
06/16/2025	SJV	Phone conference and preparation for call with real estate team regarding LeFever Mattson status.	0.70	315.00
06/17/2025	MVB	Multiple correspondence with client regarding Box procedures and	0.30	240.00

		issues.		
06/18/2025	MVB	Update attorney SOP for drafting Purchase and Sale Agreement's per client calls.	0.80	640.00
06/18/2025	SJV	Prepare and attend Team Call.	0.50	225.00
06/20/2025	MVB	Further update procedures for Purchase and Sale Agreement preparing based on changes in process.	0.80	640.00
06/23/2025	MVB	Attention to staffing and further update SOP.	0.50	400.00
06/24/2025	ERM	Team call regarding LM matters.	0.60	480.00
06/24/2025	MVB	Team call regarding LFM matters.	0.60	480.00
06/24/2025	SS	Review correspondences regarding Purchase and Sale Agreement process and prepare comments regarding same.	0.30	240.00
06/25/2025	MVB	Attend team call to review Purchase and Sale Agreement issues and status.	0.60	480.00
06/26/2025	SS	Confer with M. Bernstein regarding Purchase and Sale Agreement process and forms issues.	0.40	320.00
06/27/2025	ERM	Participate in weekly call regarding LM and handle other client related and administrative tasks regarding same.	1.60	1,280.00
06/27/2025	MVB	Draft general preliminary closing protocol listing all title company documents normally handled, review responsibilities and actions with respect to each document required for closings.	2.10	1,680.00
06/27/2025	MVB	Team call to review status and issues with closing process.	0.50	400.00
06/27/2025	SJV	Prepare and attend internal Team call regarding LFM deals.	0.50	225.00

Sub-total Fees: \$13,595.00

Client Services - No Charge: (\$13,595.00)

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	11.00	Hours	\$800.00/hr	8,800.00
Elizabeth R. Murphy	Partner	ERM	4.00	Hours	\$800.00/hr	3,200.00
Sally Shekou	Partner	SS	0.70	Hours	\$800.00/hr	560.00
Suzette Vargo-Wagner	Real Estate Specialist	SJV	2.30	Hours	\$450.00/hr	1,035.00

Total hours:	18.00	\$13,595.00
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Total Now Due: \$0.00



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.: 186004

Invoice Date: 6/30/2025

Amount Due: \$0.00

RE: 4476-00067 / LFM Client Services- Chapter 11

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

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

June 30, 2025
Invoice: 186005

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$480.00

RE: 4476-00068 / *Valley Oak, 7210/7212 Grady Drive, Citrus Heights, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/04/2025	HC	Review price adjustment and contingency removal for 7210-7212 Grady Drive.	0.20	120.00
06/06/2025	HC	Review additional disclosure for 7210/7212 Grady Drive and multiple correspondence regarding same.	0.30	180.00
06/06/2025	HC	Review Addendum to Purchase and Sale Agreement for 7210-7212 Grady Drive and correspondence regarding same.	0.30	180.00
			Sub-total Fees:	\$480.00

Timekeeper Summary

Hannah Cooper	Associate	HC	0.80	Hours	\$600.00/hr	480.00
			Total hours:	0.80		\$480.00
						Total Current Billing: \$480.00
						Total Now Due: \$480.00



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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.: 186005

Invoice Date: 6/30/2025

Amount Due: \$480.00

RE: 4476-00068 / Valley Oak, 7210/7212 Grady Drive, Citrus Heights, CA; Purchase and Sale 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

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San Francisco, CA 94104

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

June 30, 2025
Invoice: 186006

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$13,360.00

RE: 4476-00069 / 789 Cordilleras Drive, Sonoma, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/07/2025	MVB	Multiple correspondence regarding sale conditions and cross default language.	0.40	320.00
06/16/2025	MVB	Analyze entered sale orders for 789 Cordilleras Drive and next steps for closings.	0.60	480.00
06/18/2025	MVB	Review and analyze Socotra stipulations for escrow and distribution of proceeds for 789 Cordilleras Drive and effect on closing requirements.	0.90	720.00
06/18/2025	MVB	Correspondence with G. Albert regarding sales orders entered and Socotra stipulations for 789 Cordilleras Drive.	0.20	160.00
06/23/2025	MVB	Analyze issue with different signature blocks for Black Walnut, LP for 789 Cordilleras Drive documents.	0.60	480.00
06/24/2025	MVB	Multiple correspondence with title company regarding recordation of certified Sales Procedures Order, format, timing and rejection of recordation for closing of 789 Cordilleras Drive.	0.60	480.00
06/25/2025	MVB	Request approved form of sale order and declaration from DSI, FTI and KBK for use on 789 Cordilleras Drive closing.	0.20	160.00
06/25/2025	MVB	Multiple correspondence with DSI, FTI and KBK regarding 789 Cordilleras Drive regarding approval of Socotra settlement statement and other items required for Friday closing and broker role in closing.	0.30	240.00
06/25/2025	MVB	Multiple correspondence with DSI and FTI regarding closing process for 789 Cordilleras Drive and timing for Friday closing.	0.40	320.00
06/25/2025	MVB	Analyze requirements to complete declarations by B. Sharp for recordation of Sale Procedures Orders for 789 Cordilleras Drive closing.	0.30	240.00
06/25/2025	MVB	Review completed declarations for Sale Procedures Orders for 789 Cordilleras Drive closing.	0.40	320.00
06/25/2025	MVB	Review list of outstanding closing documents for 789 Cordilleras	0.30	240.00

		Drive.		
06/25/2025	MVB	Multiple correspondence with DSI and FTI to track down outstanding closing documents for 789 Cordilleras Drive.	0.30	240.00
06/25/2025	MVB	Review 789 Cordilleras Drive closing documents received from DSI and FTI.	0.60	480.00
06/25/2025	MVB	Multiple correspondence with DSI and FTI addressing errors in closing documents for 789 Cordilleras Drive.	0.60	480.00
06/25/2025	MVB	Correspondence regarding approval of declarations by DSI and FTI for execution for 789 Cordilleras Drive.	0.20	160.00
06/25/2025	MVB	Analyze issue regarding 789 Cordilleras Drive signature blocks.	0.30	240.00
06/25/2025	MVB	Review closing documents and closing list and follow up on missing items for 789 Cordilleras Drive.	0.50	400.00
06/26/2025	MVB	Multiple correspondence with title company regarding reviewed closing documents and status of settlement documents/timing for closing for 789 Cordilleras Drive.	0.40	320.00
06/26/2025	MVB	Correspondence regarding delivery of approved declarations for B. Sharp notarization and execution for 789 Cordilleras Drive.	0.20	160.00
06/26/2025	MVB	Multiple correspondence responding to questions regarding execution and delivery of declarations by B. Sharp for 789 Cordilleras Drive.	0.30	240.00
06/26/2025	MVB	Multiple correspondence with title company requesting and negotiating permission to delivery documents other than deeds and declarations for recordation by DocuSign instead of mail or email correspondence for 789 Cordilleras Drive.	0.20	160.00
06/26/2025	MVB	Multiple correspondence with title company negotiating request that declaration and Sales Procedure Order be recorded post-closing for 789 Cordilleras Drive.	0.30	240.00
06/26/2025	MVB	Multiple correspondence regarding Socotra approval of 789 Cordilleras Drive settlement statements and ongoing revisions to same.	0.80	640.00
06/26/2025	MVB	Analyze issues with Socotra settlement statement and formula for determining escrowed amount for 789 Cordilleras Drive.	0.60	480.00
06/26/2025	MVB	Review and request changes to client completed Form 593s for 789 Cordilleras Drive.	0.50	400.00
06/26/2025	MVB	Correspondence with B. Sharp regarding additional title company underwriting approvals required if executed declaration cannot arrive by morning for 789 Cordilleras Drive.	0.30	240.00
06/26/2025	MVB	Correspondence with brokers and DSI and FTI regarding standard list of residential Purchase and Sale Agreement disclosures for use in 789 Cordilleras Drive closing.	0.20	160.00
06/26/2025	MVB	Review executed closing documents for 789 Cordilleras Drive.	0.20	160.00
06/26/2025	MVB	Correspondence with K. Demaree confirming title company receipt of closing document and ability to close Friday for 789 Cordilleras Drive.	0.20	160.00
06/26/2025	MVB	Multiple correspondence with DSI and FTI regarding delivery of 593 forms to escrow for 789 Cordilleras Drive.	0.20	160.00
06/26/2025	MVB	Multiple correspondence with title company regarding status of	0.80	640.00

		closing and missing documents and path to closing 789 Cordilleras Drive.		
06/26/2025	MVB	Multiple correspondence with title company regarding funds to close escrow and confusion about Socotra required additional escrow for disputed funds for 789 Cordilleras Drive.	0.60	480.00
06/27/2025	MVB	Multiple correspondence with title company and client regarding Buyer's failure to fund escrow for Cordilleras to close and cure of same for 789 Cordilleras Drive.	0.30	240.00
06/27/2025	MVB	Multiple correspondence with title company requesting information on closing of 789 Cordilleras Drive.	0.30	240.00
06/27/2025	MVB	Analyze title company questions regarding payoff demands for Socotra loans for 789 Cordilleras Drive.	0.30	240.00
06/27/2025	MVB	Review and analyze stipulations with Socotra and Settlement Statements for 789 Cordilleras Drive.	0.40	320.00
06/27/2025	MVB	Multiple correspondence with title company regarding use of stipulations with Socotra sign off as payoff demands for final Settlement Statement and requesting closing for 789 Cordilleras Drive.	0.30	240.00
06/27/2025	MVB	Multiple correspondence regarding wire information and other missing items to close 789 Cordilleras Drive.	0.40	320.00
06/27/2025	MVB	Review email for prior deliveries of full set of closing documents and instructions for 789 Cordilleras Drive.	0.40	320.00
06/27/2025	MVB	Draft all hands email detailing further all documents and information provided and required to close 789 Cordilleras Drive Purchase and Sale Agreement including court orders, stipulations, executed closing documents wiring instructions, and Socotra information and contacts.	0.60	480.00
06/27/2025	MVB	Correspondence with T. Cohen regarding Axos wiring instructions for separate escrow for 789 Cordilleras Drive.	0.20	160.00
			Sub-total Fees:	<u>\$13,360.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	<u>16.70</u>	Hours	\$800.00/hr	<u>13,360.00</u>
		Total hours:	16.70			
						<u>\$13,360.00</u>
						<u>Total Current Billing: \$13,360.00</u>
						Total Now Due: \$13,360.00



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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Return with Payment

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

Invoice No.: 186006

Invoice Date: 6/30/2025

Amount Due: \$13,360.00

RE: 4476-00069 / 789 Cordilleras Drive, Sonoma, CA; Purchase and Sale 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

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BILLING@SSLFIRM.COM**

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1 Post Street, Suite 2100
San Francisco, CA 94104

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

June 30, 2025
Invoice: 186007

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$800.00

RE: 4476-00070 / 802, 830-848, 520/530/532 Studley Street, Sonoma,
CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/05/2025	MVB	Analyze information required by title company with respect to new Purchase and Sale Agreement and escrow for 830-848 Studley.	0.30	240.00
06/05/2025	MVB	Analyze questions regarding most current language to use 830-848 Studley Purchase and Sale Agreement, Exhibit B.	0.30	240.00
06/05/2025	MVB	Follow up with title company on urgent request from client regarding 830-838 Studley settlement statement.	0.20	160.00
06/05/2025	MVB	Forward 830-838 Studley settlement statement to client.	0.20	160.00
			Sub-total Fees:	<u>\$800.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	<u>1.00</u>	Hours	\$800.00/hr	<u>800.00</u>
		Total hours:	<u>1.00</u>			
				Total Current Billing:		<u>\$800.00</u>
				Total Now Due:		\$800.00

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.: 186007

Invoice Date: 6/30/2025

Amount Due: \$800.00

RE: 4476-00070 / 802, 830-848, 520/530/532 Studley Street, Sonoma, CA; Purchase and Sale 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

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1 Post Street, Suite 2100
San Francisco, CA 94104

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

June 30, 2025
Invoice: 186008

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$13,500.00

RE: 4476-00071 / 653 3rd Street West, Sonoma, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/16/2025	MVB	Analyze entered sale orders for 653 3rd Street West and next steps for closings.	0.60	480.00
06/18/2025	MVB	Review and analyze Socotra stipulations for escrow and distribution of proceeds for 653 3rd Street West and effect on closing requirements.	0.90	720.00
06/18/2025	MVB	Correspondence with G. Albert regarding sales orders entered and Socotra stipulations for 653 3rd Street West.	0.20	160.00
06/23/2025	MVB	Analyze issue with different signature blocks for Black Walnut, LP for 653 3rd Street West documents.	0.60	480.00
06/24/2025	HC	Review Additional Agent Acknowledgement; Agent Visual Inspection Disclosure; and Representative Capacity Signature for 653 3rd Street West; revise same; circulate revised disclosures; correspondence regarding execution.	0.90	540.00
06/24/2025	MVB	Multiple correspondence with title company regarding recordation of certified Sales Procedures Order, format, timing and rejection of recordation for closing of 653 3rd Street West.	0.60	480.00
06/25/2025	MVB	Request approved form of sale order and declaration from DSI, FTI and KBK for use on 653 3rd Street West closing.	0.20	160.00
06/25/2025	MVB	Multiple correspondence with DSI, FTI and KBK regarding 653 3rd Street West regarding approval of Socotra settlement statement and other items required for Friday closing and broker role in closing.	0.30	240.00
06/25/2025	MVB	Multiple correspondence with DSI and FTI regarding closing process for 653 3rd Street West and timing for Friday closing.	0.40	320.00
06/25/2025	MVB	Analyze requirements to complete declarations by B. Sharp for recordation of Sale Procedures Orders for 653 3rd Street West closings.	0.30	240.00
06/25/2025	MVB	Review completed declarations for Sale Procedures Orders for	0.40	320.00

		653 3rd Street West closing.		
06/25/2025	MVB	Review list of outstanding closing documents for 653 3rd Street West.	0.30	240.00
06/25/2025	MVB	Multiple correspondence with DSI and FTI to track down outstanding closing documents for 653 3rd Street West.	0.30	240.00
06/25/2025	MVB	Review 653 3rd Street West closing documents received from DSI and FTI.	0.60	480.00
06/25/2025	MVB	Multiple correspondence with DSI and FTI addressing errors in closing documents for 653 3rd Street West.	0.60	480.00
06/25/2025	MVB	Correspondence regarding approval of declarations by DSI and FTI for execution for 653 3rd Street West.	0.20	160.00
06/26/2025	MVB	Analyze issue regarding 653 3rd Street West signature blocks.	0.30	240.00
06/26/2025	MVB	Review closing documents and closing checklist and follow up on missing items for 653 3rd Street West.	0.50	400.00
06/26/2025	MVB	Multiple correspondence with title company regarding reviewed closing documents and status of settlement documents/timing for closing for 653 3rd Street West.	0.40	320.00
06/26/2025	MVB	Correspondence regarding delivery of approved declarations for B. Sharp notarization and execution for 653 3rd Street West.	0.20	160.00
06/26/2025	MVB	Multiple correspondence responding to questions regarding execution and delivery of declarations by B. Sharp for 653 3rd Street West.	0.30	240.00
06/26/2025	MVB	Multiple correspondence with title company requesting and negotiating permission to deliver documents other than deeds and declarations for recordation by DocuSign instead of mail or email correspondence for 653 3rd Street West.	0.40	320.00
06/26/2025	MVB	Multiple correspondence with title company negotiating request that declaration and Sales Procedure Order be recorded post-closing for 653 3rd Street West.	0.30	240.00
06/26/2025	MVB	Multiple correspondence regarding Socotra approval of 653 3rd Street West settlement statements and ongoing revisions to same.	0.80	640.00
06/26/2025	MVB	Analyze issues with Socotra settlement statement and formula for determining escrowed amount for 653 3rd Street West.	0.60	480.00
06/26/2025	MVB	Review and request changes to client completed Form 593s for 653 3rd Street West.	0.50	400.00
06/26/2025	MVB	Correspondence with B. Sharp regarding additional title company underwriting approvals required if executed declaration cannot arrive by morning for 653 3rd Street West.	0.30	240.00
06/26/2025	MVB	Correspondence with brokers and DSI and FTI regarding standard list of residential Purchase and Sale Agreement disclosures for use in 653 3rd Street West closing.	0.20	160.00
06/26/2025	MVB	Review executed closing documents for 653 3rd Street West.	0.20	160.00
06/26/2025	MVB	Correspondence with K. Demaree confirming title company receipt of closing document and ability to close Friday for 653 3rd Street West.	0.20	160.00
06/26/2025	MVB	Multiple correspondence with DSI and FTI regarding delivery of 593 forms to escrow for 653 3rd Street West.	0.20	160.00

06/27/2025	MVB	Multiple correspondence with title company requesting information on closing of 653 3rd Street West.	0.30	240.00
06/27/2025	MVB	Multiple correspondence with title company regarding status of closing and missing documents and path to closing 653 3rd Street West.	0.80	640.00
06/27/2025	MVB	Multiple correspondence with title company regarding funds necessary to close escrow and confusion about Socotra required additional escrow for disputed funds for 653 3rd Street West.	0.60	480.00
06/27/2025	MVB	Analyze title company questions regarding payoff demands for Socotra loans for 653 3rd Street West.	0.30	240.00
06/27/2025	MVB	Review and analyze stipulations with Socotra and Settlement Statements for 653 3rd Street West.	0.40	320.00
06/27/2025	MVB	Multiple correspondence with title company regarding use of stipulations with Socotra sign off as payoff demands for final Settlement Statement and requesting closing for 653 3rd Street West.	0.30	240.00
06/27/2025	MVB	Multiple correspondence regarding wire information and other missing items to close 653 3rd Street West.	0.40	320.00
06/27/2025	MVB	Review email for prior deliveries of full set of closing documents and instructions for 653 3rd Street West.	0.40	320.00
06/27/2025	MVB	Draft all hands email detailing further all documents and information provided and required to close 653 3rd Street West Purchase and Sale Agreements including court orders, stipulations, executed closing documents wiring instructions, and Socotra information and contacts.	0.60	480.00
06/27/2025	MVB	Correspondence with T. Cohen regarding Axos wiring instructions for separate escrow for 653 3rd Street West.	0.20	160.00

Sub-total Fees: \$13,500.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	16.20	Hours	\$800.00/hr	12,960.00
Hannah Cooper	Associate	HC	0.90	Hours	\$600.00/hr	540.00
Total hours:			17.10			
						<u>\$13,500.00</u>

Total Current Billing: \$13,500.00

Total Now Due: \$13,500.00



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SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
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Tax ID Number: 94-3397499

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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.: 186008

Invoice Date: 6/30/2025

Amount Due: \$13,500.00

RE: 4476-00071 / 653 3rd Street West, Sonoma, CA; Purchase and Sale 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

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1 Post Street, Suite 2100
San Francisco, CA 94104

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

June 30, 2025
Invoice: 186009

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,560.00

RE: 4476-00072 / Valley Oak, 5513/5515, 5521/5523, 5537/5539
Missie Way, Sacramento, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	HC	Review Seller disclosure packages for 5521 Missie Avenue; 5537 Missie Avenue, 5513 Missie Avenue and 596 3rd Street and correspondence with FTI regarding same.	0.60	360.00
06/04/2025	HC	Review Purchase and Sale Agreement for 5513-5515 Missie Way and correspondence regarding execution.	0.30	180.00
06/04/2025	HC	Review Purchase and Sale Agreement for 5537/5539 Missie Way; correspondence regarding necessary changes; review revised Purchase and Sale Agreement; update Purchase and Sale Agreement; correspondence regarding execution and revisions.	0.80	480.00
06/12/2025	HC	Review Agent Visual Inspection Disclosure for 5521-5523 Missie Way.	0.20	120.00
06/25/2025	HC	Review disclosures for 5513-5515 Missie Way; correspondence regarding revisions; review revised disclosures; facilitate execution; correspondence regarding execution status.	0.70	420.00
			Sub-total Fees:	\$1,560.00

Timekeeper Summary

Hannah Cooper	Associate	HC	2.60	Hours	\$600.00/hr	1,560.00
			Total hours:	2.60		\$1,560.00
						Total Current Billing: \$1,560.00
						Total Now Due: \$1,560.00



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

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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.: 186009
Invoice Date: 6/30/2025

Amount Due: \$1,560.00

RE: 4476-00072 / Valley Oak, 5513/5515, 5521/5523, 5537/5539 Missie Way, Sacramento, CA; Purchase and Sale 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

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PLEASE REMIT CHECK PAYMENTS TO:

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

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

June 30, 2025
Invoice: 186010

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,820.00

RE: 4476-00073 / 7339-7341 Arleta Court, Sacramento, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/04/2025	HC	Review revised Purchase and Sale Agreement for 7339-7341 Arleta Court and correspondence regarding execution.	0.20	120.00
06/05/2025	MVB	Correspondence with title company regarding lien on Arleta Court.	0.60	480.00
06/05/2025	MVB	Review and analyze Arleta Court lien document.	0.60	480.00
06/05/2025	MVB	Correspondence with client advising on lien documents for Arleta Court and requesting confirmation of payment.	0.30	240.00
06/05/2025	MVB	Review and approve Arleta Court Purchase and Sale Agreement for execution by DSI.	0.10	80.00
06/09/2025	MVB	Correspondence regarding lien for Arleta Court.	0.30	240.00
06/09/2025	MVB	Review and forward lien and title report for Arleta Court to client and FTI for further review and discussion.	0.40	320.00
06/09/2025	MVB	Analyze alternative approaches to removal of lien for Arleta Court in light of timing of filing and failure of contractor to take further required acts under Civil Code 8460.	0.80	640.00
06/09/2025	MVB	Review and analyze requirements of Civil Code 8640 for Arleta Court lien.	0.70	560.00
06/12/2025	HC	Review Modification of Terms for 7308 Arleta; 7327 Berna; 7324 Arleta and 7303 Berna.	0.40	240.00
06/23/2025	HC	Review Purchase and Sale Agreement and Offer Package for 7304-7306 Arleta Court and correspondence regarding revisions.	0.80	480.00
06/23/2025	HC	Review Extension of Time Amendment and Agent Visual Inspection Disclosures for 7339 and 7341 Arleta and correspondence regarding revisions.	0.70	420.00
06/25/2025	HC	Review revised offer package for 7304 and 7306 Arleta Court and further correspondence with V. Remulla regarding revisions.	0.30	180.00
06/25/2025	HC	Review Amendment of Existing Agreement Terms for 7339-7341 Arleta Court.	0.20	120.00

06/25/2025	HC	Further review updated package and correspondence regarding execution and Broker Compensation Advisory.	0.30	180.00
06/26/2025	HC	Review disclosure package for 7339-7341 Arleta Court; update disclosures to include Purchase and Sale Agreement date and Buyer information and correspondence regarding revisions.	0.70	420.00
06/27/2025	HC	Review revised disclosures for 7304/7306 Arleta Court and circulate via DocuSign for execution.	0.70	420.00
06/27/2025	HC	Review Purchase and Sale Agreement and offer package for 7308-7310 Arleta Court.	0.50	300.00
06/30/2025	HC	Review Natural Hazard Disclosure Statement for 708 Arleta Court and analyze email correspondence regarding same.	0.20	120.00
06/30/2025	HC	Review Purchase and Sale Agreement and offer package for 7308-7310 Arleta Court and review Preliminary Title Report and multiple correspondence regarding vesting issue.	1.30	780.00
			Sub-total Fees:	<u>\$6,820.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	3.80	Hours	\$800.00/hr	3,040.00
Hannah Cooper	Associate	HC	6.30	Hours	\$600.00/hr	3,780.00
		Total hours:	10.10			<u>6,820.00</u>
Total Current Billing:						<u>\$6,820.00</u>
Total Now Due:						\$6,820.00



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Tax ID Number: 94-3397499

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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.: 186010
Invoice Date: 6/30/2025

Amount Due: \$6,820.00

RE: 4476-00073 / 7339-7341 Arleta Court, Sacramento, CA; Purchase and Sale 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

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

June 30, 2025
Invoice: 186011

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$23,240.00

RE: 4476-00074 / *Legal Advice on Tenant Issues for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	MVB	Analyze client questions regarding issue with tenant business in Unit 182 at Le French Quarter.	1.00	800.00
06/03/2025	MVB	Draft analysis of Unit 182 tenant at Le French Quarter regarding advice on options and send to DSI and FTI.	0.70	560.00
06/03/2025	MVB	Further correspondence with DSI and FTI regarding issues with tenant at Unit 182 at Le French Quarter and Notice of Default and cancellation of same.	0.70	560.00
06/03/2025	MVB	Multiple correspondence with DSI, FTI and KBK regarding follow up regarding Notice of Default for tenant in Unit 182 at Le French Quarter.	0.90	720.00
06/06/2025	SF	Revise Cease and Desist Letter; finalize and send for service.	1.20	900.00
06/09/2025	SF	Research lien code section and requirements; review documents regarding same (7339-7341 Arleta Court).	1.60	1,200.00
06/09/2025	SF	Review documents and draft response to team regarding lien (7339-7341 Arleta Court).	0.70	525.00
06/13/2025	MVB	Multiple correspondence advising DSI and FTI regarding Section 8 leases and differences from regular residential tenant leases.	0.80	640.00
06/13/2025	MVB	Analyze Section 8 requirements and effect on Purchase and Sale Agreement drafting.	1.60	1,280.00
06/13/2025	MVB	Update DSI and FTI regarding additional requirements for Purchase and Sale Agreements for assets with Section 8 Leases and Housing Authority contracts.	0.90	720.00
06/13/2025	SS	Review and analyze Section 8 tenancy issues for Purchase and Sale Agreements.	0.30	240.00
06/16/2025	CG	Numerous calls and emails with FTI team regarding residential closing processes, Section 8 tenant processes, liquor licenses and auction procedures.	1.60	1,200.00
06/16/2025	MVB	Multiple correspondence with bankruptcy counsel regarding	0.50	400.00

		analysis of handling of Section 8 Leases.		
06/16/2025	MVB	Advise DSI, FTI and KBK regarding disclosure of Section 8 Leases.	0.60	480.00
06/16/2025	MVB	Draft Section 8 disclosures and client questions regarding inclusion of same in all agreements or only targeted agreements.	0.80	640.00
06/16/2025	MVB	Revise Section 8 disclosure for commercial Purchase and Sale Agreements.	0.60	480.00
06/16/2025	MVB	Multiple correspondence with DSI, FTI and KBK regarding inclusion of housing authority contracts in addition to listing of Section 8 leases for affected properties and required change to provision regarding Excluded Contracts.	0.60	480.00
06/16/2025	MVB	Call with DSI, FTI and KBK regarding Section 8 contracts.	0.50	400.00
06/16/2025	MVB	Review and analyze previously executed portfolio Purchase and Sale Agreements for provisions regarding assignment and assumption of contracts and prior revisions to require assumption of Housing Authority contracts to determine need for amendments for affected contracts.	1.20	960.00
06/16/2025	MVB	Review and analyze Housing Authority contracts for assignment provisions.	0.90	720.00
06/16/2025	MVB	Multiple correspondence and further advise client and discuss open questions and process for transferring Housing Authority contracts.	0.60	480.00
06/16/2025	MVB	Correspondence regarding client and broker inquiries to Sacramento Housing Authority regarding process for assignment of Housing Authority contracts.	0.20	160.00
06/17/2025	CG	Additional calls and emails with FTI team regarding residential closing processes regarding Section 8 tenants.	2.40	1,800.00
06/17/2025	MVB	Multiple correspondence with DSI and FTI regarding feedback on next steps with Section 8 leases.	0.60	480.00
06/17/2025	MVB	Review client spreadsheet identifying properties and tenants with Section 8 leases.	0.30	240.00
06/17/2025	MVB	Review, analyze and mark up client-suggested process and next steps for handling Section 8 leased properties.	0.80	640.00
06/19/2025	CG	Review Section 8 requirements for Purchase and Sale Agreements and correspondence with client and FTI regarding Section 8 issues and escrow and closing processes.	0.90	675.00
06/19/2025	MVB	Continue to analyze handling of Section 8 leases in Purchase and Sale Agreements, including details for Exhibits and general language regarding assumption of Housing Authority contracts and to address client concerns regarding eviction costs post-closing.	1.40	1,120.00
06/19/2025	SF	Review email correspondence from client regarding update on lien payment (Arleta Court Property).	0.20	150.00
06/20/2025	CG	Review Letters of Intent for new Purchase and Sale Agreements; correspondence regarding same; review Section 8 requirements.	0.70	525.00
06/27/2025	MVB	Correspondence with client regarding questions about Debtor responsibility for eviction of tenants whose leases are rejected by Buyer.	0.60	480.00
06/27/2025	MVB	Review and analyze Purchase and Sale Agreement forms	1.50	1,200.00

		regarding provisions relevant to Buyer rejected leases and California law regarding rejection of Section 8 leases.		
06/28/2025	CG	Review Section 8 lease rejection issues in Purchase and Sale Agreement forms and deal status.	1.10	825.00
06/28/2025	MVB	Analysis regarding additional contract requirements in Section 8 leases.	0.40	320.00
06/29/2025	MVB	Analysis regarding additional contract requirements in Section 8 leases.	0.30	240.00
			Sub-total Fees:	<u>\$23,240.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	19.00	Hours	\$800.00/hr	15,200.00
Sally Shekou	Partner	SS	0.30	Hours	\$800.00/hr	240.00
Chrysanthe Gussis	Of Counsel	CG	6.70	Hours	\$750.00/hr	5,025.00
Stephanie Foster	Senior Counsel	SF	3.70	Hours	\$750.00/hr	2,775.00
			<u>Total hours:</u>	<u>29.70</u>		<u>\$23,240.00</u>
					Total Current Billing:	<u>\$23,240.00</u>
					Total Now Due:	\$23,240.00



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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.: 186011
Invoice Date: 6/30/2025

Amount Due: \$23,240.00

RE: 4476-00074 / *Legal Advice on Tenant Issues for LeFever Mattson Portfolio*

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

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

June 30, 2025
Invoice: 186012

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,640.00

RE: 4476-00075 / 596 3rd Street East, Sonoma CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/02/2025	HC	Review Purchase and Sale Agreement and offer package for 596 3rd Street East, Sonoma, CA.	0.70	420.00
06/06/2025	MVB	Multiple correspondence with title company and DSI, FTI and KBK regarding deposit receipt for 596 3rd Street East escrow.	0.60	480.00
06/18/2025	HC	Review correspondence regarding 596 3rd Street East disclosures; review Agent Visual Inspection Disclosure; correspondence regarding execution.	0.30	180.00
06/18/2025	MVB	Multiple correspondence with client regarding request to approve acknowledgement of BS_BA_AVID form for visual disclosures 596 3rd Street East.	0.80	640.00
06/18/2025	MVB	Review BS_BA_AVID form for visual disclosures on 596 3rd Street East.	0.40	320.00
06/18/2025	MVB	Correspondence requesting additional background on visual disclosures sent for Seller acknowledgement for 596 3rd Street East.	0.30	240.00
06/20/2025	HC	Review Agent Visual Inspection Disclosure for 596 3rd Street East and review multiple correspondence regarding disclosure.	0.60	360.00
			Sub-total Fees:	\$2,640.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.10	Hours	\$800.00/hr	1,680.00
Hannah Cooper	Associate	HC	1.60	Hours	\$600.00/hr	960.00
Total hours:			3.70			\$2,640.00

Total Current Billing: \$2,640.00

Total Now Due: \$2,640.00



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

Invoice No.: 186012

Invoice Date: 6/30/2025

Amount Due: \$2,640.00

RE: 4476-00075 / 596 3rd Street East, Sonoma CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
Swift Code (foreign): BOFAUS6S
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

June 30, 2025
Invoice: 186013

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,620.00

RE: 4476-00076 / 258 Lorraine Boulevard, San Leandro, CA; Title
Matters and Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/18/2025	HC	Review disclosure documents for 258 Lorraine Boulevard; correspondence with S. Daar regarding status of Purchase and Sale Agreement.	0.70	420.00
06/24/2025	HC	Review Residential Purchase Agreement, Addendum and Counter Offer for 258 Lorraine Boulevard; conference call with S. Daar and A. Gerace regarding Counter Offer and binding contract issues.	0.60	360.00
06/25/2025	MVB	Multiple correspondence with DSI, FTI and KBK regarding request for advice on encumbrance on 258 Lorraine.	0.30	240.00
06/25/2025	MVB	Analyze encumbrance and potential liability to current occupant of 258 Lorraine.	0.60	480.00
06/26/2025	MVB	Multiple correspondence with DSI and FTI with further details regarding 258 Lorraine encumbrance.	0.20	160.00
06/26/2025	MVB	Analyze additional information and calculate scenarios presenting Debtor obligations or liability for amounts paid more than rent for property by prior owner/tenant of 258 Lorraine.	0.80	640.00
06/26/2025	MVB	Correspondence with DSI, FTI and KBK regarding effect of bankruptcy orders on 258 Lorraine encumbrance.	0.30	240.00
06/26/2025	MVB	Correspondence advising DSI and FTI regarding 258 Lorraine encumbrance.	0.60	480.00
06/27/2025	HC	Review revised Purchase and Sale Agreement and offer package for 258 Lorraine; email correspondence detailing requested revisions.	1.00	600.00
			Sub-total Fees:	\$3,620.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.80	Hours	\$800.00/hr	2,240.00
Hannah Cooper	Associate	HC	2.30	Hours	\$600.00/hr	1,380.00

Total hours:	5.10	\$3,620.00
Total Current Billing:		\$3,620.00
Total Now Due:		\$3,620.00



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

Invoice No.: 186013
Invoice Date: 6/30/2025

Amount Due: \$3,620.00

RE: 4476-00076 / 258 Lorraine Boulevard, San Leandro, CA; Title Matters and Purchase and Sale 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:
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Los Angeles, CA 90071-1544

June 30, 2025
Invoice: 186014

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,080.00

RE: 4476-00077 / 1045 Bart Road, Sonoma, CA; CC&R Amendment
and Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/03/2025	MVB	Correspondence regarding issue with CC&Rs for 1045 Bart Road and request for legal fees.	0.20	160.00
06/03/2025	MVB	Review 1045 Bart Road emails with purchaser and request for CC&R amendment and payment of legal fees.	0.30	240.00
06/03/2025	MVB	Analyze addition of disclosures to 1045 Bart Road Purchase and Sale Agreements due to CC&R Amendment and unruly tenant.	0.30	240.00
06/06/2025	MVB	Multiple correspondence with title company requesting removal of lien exception for 1045 Bart Road.	0.30	240.00
06/06/2025	MVB	Multiple correspondence with DSI and FTI regarding title company requests to cure lien issue for 1045 Bart Road.	0.90	720.00
06/06/2025	MVB	Further analyze 1045 Bart Road buyer's request regarding CC&R Amendment and payment of HOA legal fees as title obligations.	1.90	1,520.00
06/06/2025	MVB	Additional correspondence with client regarding additional review of 1045 Bart Road lien issue, recommendation against further proactive portfolio-wide preliminary review of title reports to identify further liens, and title company timeline of October 2025 regarding removal of lien.	1.20	960.00
			Sub-total Fees:	\$4,080.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	5.10	Hours	\$800.00/hr	4,080.00
		Total hours:	5.10			
						\$4,080.00
						Total Current Billing: \$4,080.00
						Total Now Due: \$4,080.00



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

Invoice No.: 186014

Invoice Date: 6/30/2025

Amount Due: \$4,080.00

RE: 4476-00077 / 1045 Bart Road, Sonoma, CA; CC&R Amendment and Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Account No.: 325000568191
Swift Code (US): BOFAUS3N
Swift Code (foreign): BOFAUS6S
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Los Angeles, CA 90071-1544

June 30, 2025
Invoice: 186015

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,375.00

RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA;
Preparation and Filing of Lien for Payment; Graham Reid

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
06/02/2025	SF	Analyze bankruptcy impact on claims belonging to estate.	0.60	450.00
06/02/2025	SF	Review Property Management Agreement and Amendments for Graham Reid.	0.40	300.00
06/03/2025	SF	Review Property Management Agreement in preparation for drafting Demand Letter; Draft Demand Letter; Send for client review for Missie Way properties.	0.70	525.00
06/03/2025	SF	Review documents and prepare Notice of Default.	0.70	525.00
06/04/2025	SF	Receive and respond to series of email correspondence with client team on possible Notice of Termination and Notice of Lien for Missie Way Properties.	0.20	150.00
06/04/2025	SF	Revise Notice of Termination and Notice of Lien for Missie Way Properties.	0.90	675.00
06/05/2025	SF	Review and revise Notice and finalize for service.	0.40	300.00
06/16/2025	SF	Receive and review email correspondence from Owner attorney.	0.30	225.00
06/16/2025	SF	Confer with client team regarding Owner's response to lien notice and request for Property Management Agreement.	0.10	75.00
06/19/2025	SF	Prepare correspondence and send opposing counsel Property Management Agreement (Missie Way Properties).	0.20	150.00
Sub-total Fees:				<u>\$3,375.00</u>

Timekeeper Summary

Stephanie Foster	Senior Counsel	SF	4.50	Hours	\$750.00/hr	3,375.00
Total hours:			4.50			<u>\$3,375.00</u>

Invoice#: 186015 / RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA;
Preparation and Filing of Lien for Payment; Graham Reid

June 30, 2025

Total Current Billing: \$3,375.00

Total Now Due: \$3,375.00



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Tax ID Number: 94-3397499

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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.: 186015
Invoice Date: 6/30/2025

Amount Due: \$3,375.00

RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA; Preparation and Filing of Lien for Payment;
Graham Reid

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:
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San Francisco, CA 94104

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San Francisco, CA 94104

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

July 31, 2025

Invoice: 186016

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$320.00

RE: 4476-00003 / *Purchase and Sale Agreement and Related Forms*
For LeFever Mattson Property Sales

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/24/2025	MVB	Prepare simple form of Amendment for general FTI and client use on future price reductions at client request.	0.40	320.00
			Sub-total Fees:	\$320.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.40	Hours	\$800.00/hr	320.00
		Total hours:	0.40			
						\$320.00
				Total Current Billing:		\$320.00
				Total Now Due:		\$320.00



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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Return with Payment

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

Invoice No.: 186016
Invoice Date: 7/31/2025

Amount Due: \$320.00

RE: 4476-00003 / *Purchase and Sale Agreement and Related Forms For LeFever Mattson Property Sales*

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:

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

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

July 31, 2025
Invoice: 186017

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$23,055.00

RE: 4476-00015 / *Title Review and Legal Analysis For LeFever
Mattson Property Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/08/2025	MVB	Correspondences with DSI and FTI regarding general use on due diligence and title approvals and questions regarding same.	0.40	320.00
07/08/2025	MVB	Review, analyze and revise form for use with due diligence and title approvals regarding waiver of title objections per FTI request.	1.20	960.00
07/14/2025	CG	Review environmental issues in bankruptcy context and draft form language for title notice.	1.60	1,200.00
07/15/2025	CG	Correspondence regarding title objection responses and revise form Purchase and Sale Agreement form regarding buyer contract approvals.	0.60	450.00
07/17/2025	CG	Correspondence regarding title company requirements for sale order certification and recording and related title response language.	0.70	525.00
07/17/2025	LMT	Telephone conference with FTI and title company to discuss closing procedures.	1.30	1,040.00
07/17/2025	MVB	Multiple correspondence regarding title company requirement of certified copies of Sale Orders for recordation and delay and other costs regarding same.	0.60	480.00
07/17/2025	MVB	Analyze requirement of certified Sale Orders for each transaction and costs of same.	1.40	1,120.00
07/17/2025	MVB	Draft email to C. Stringfield of the title company confirming title company concerns and various alternatives to requiring certified court documents for each transaction.	0.90	720.00
07/17/2025	MVB	Multiple correspondence advising KBK and client regarding options for avoiding certification and recordation of Sale Orders for every transaction.	1.30	1,040.00
07/17/2025	SS	Analyze title company issue of recording Sales Notice for issuance of title policy and correspondence with G. Albert regarding same.	0.30	240.00

07/18/2025	MVB	Review prior correspondence to further analyze title company Sale Order requirements and additional alternatives to certification and recordation of each Sale Order.	0.90	720.00
07/18/2025	MVB	Correspondence advising and proposing additional solutions to title company requirement to secure certified Sale Orders for each transaction.	1.20	960.00
07/18/2025	MVB	Review and analyze prior bankruptcy Purchase and Sale Agreements and exceptions to title regarding same to negotiation away certification and recordation requirements.	0.90	720.00
07/18/2025	MVB	Draft email to title company and include sample exceptions from prior bankruptcy purchase and sale deals as examples of acceptable alternatives in lieu of certification and recordation of each Sale Order for sales.	0.30	240.00
07/18/2025	MVB	Calls with title company and KBK to try to resolve certification and recordation of Sale Order issue.	1.20	960.00
07/21/2025	MVB	Analyze title company responses to request to remove certification and recordation requirement for every Sale Order.	0.90	720.00
07/21/2025	MVB	Multiple correspondence and calls with KBK and title company regarding new proposals for handling certification and recordation of Sale Orders.	0.90	720.00
07/21/2025	MVB	Analyze roadblock with title company further and request sample exception that would satisfy title company short of certified and recorded Sale Orders.	1.20	960.00
07/21/2025	MVB	Call with title company regarding title company requirements and to address potential work-arounds.	0.80	640.00
07/21/2025	MVB	Additional correspondence and call with KBK to present title company proposal to resolve issues with title company underwriting requirements.	0.70	560.00
07/21/2025	MVB	Review and analyze final title company proposal regarding underwriting requirements.	0.30	240.00
07/21/2025	MVB	Correspondence with KBK regarding title company proposal to address underwriting requirements.	0.20	160.00
07/21/2025	MVB	Multiple correspondences with client and title company regarding incorrect vesting for 1864 Quail Meadows Circle based on incorrect names on prior grant deeds naming non-entity and correction of same.	1.60	1,280.00
07/21/2025	SS	Multiple correspondence regarding Certification of Order for title company.	0.30	240.00
07/23/2025	MVB	Correspondence with KBK regarding stipulations prepared to resolve various R. Meyer property title issues.	0.20	160.00
07/23/2025	MVB	Review and analyze Stipulation for R. Meyer properties to quiet title.	0.60	480.00
07/23/2025	MVB	Draft language for required revisions for R. Meyer stipulation.	0.40	320.00
07/23/2025	MVB	Correspondence with KBK advising on title company underwriting requirements and elements that should be in stipulation.	0.40	320.00
07/23/2025	MVB	Correspondence and calls with title company regarding R. Meyer stipulation and request underwriting approval.	1.20	960.00
07/23/2025	MVB	Analyze forfeited status for Debtor/Seller entity on Secretary of	1.10	880.00

		State website.		
07/28/2025	MVB	Correspondence with title company underwriter regarding R. Meyer form of stipulation and requirements for insurability of properties with R. Meyer on title.	0.40	320.00
07/28/2025	MVB	Analyze title company position regarding un-insurability of R. Meyer properties without execution of Purchase and Sale Agreements by R. Meyer for tenancy-in-common properties.	1.10	880.00
07/28/2025	MVB	Draft email advising KBK regarding title company rejection of stipulation for insurability of R. Meyer tenancy-in-common properties.	0.30	240.00
07/28/2025	MVB	Further correspondences with KBK and title company mediating issues surrounding R. Meyer stipulation to sell tenancy-in-common properties and law regarding need for a Purchase and Sale Agreement to transfer a real property fee interest.	1.60	1,280.00
			Sub-total Fees:	<u>\$23,055.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	24.20	Hours	\$800.00/hr	19,360.00
Sally Shekou	Partner	SS	0.60	Hours	\$800.00/hr	480.00
Lisa M. Travaglini	Partner	LMT	1.30	Hours	\$800.00/hr	1,040.00
Chrysanthé Gussis	Of Counsel	CG	2.90	Hours	\$750.00/hr	2,175.00
			Total hours:	29.00		<u>\$23,055.00</u>
						Total Current Billing: <u>\$23,055.00</u>
						Total Now Due: \$23,055.00



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Tax ID Number: 94-3397499

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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.: 186017
Invoice Date: 7/31/2025

Amount Due: \$23,055.00

RE: 4476-00015 / Title Review and Legal Analysis For LeFever Mattson Property Portfolio

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

July 31, 2025
Invoice: 186018

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$540.00

RE: 4476-00016 / *Analysis of Vesting Deed Issues for LeFever
Mattson Property Sales*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	HC	Review preliminary title report for 7308-7310 Arleta Court.	0.30	180.00
07/01/2025	HC	Correspondence with title company regarding vesting issue.	0.20	120.00
07/01/2025	MVB	Correspondence regarding 7308-7310 Arleta vesting issue.	0.30	240.00
Sub-total Fees:				\$540.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.30	Hours	\$800.00/hr	240.00
Hannah Cooper	Associate	HC	0.50	Hours	\$600.00/hr	300.00
Total hours:			0.80			\$540.00
Total Current Billing:						\$540.00
Total Now Due:						\$540.00



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

Invoice No.: 186018
Invoice Date: 7/31/2025

Amount Due: \$540.00

RE: 4476-00016 / *Analysis of Vesting Deed Issues for LeFever Mattson Property Sales*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
Account No.: 325000568191
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186019

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$160.00

RE: 4476-00017 / Valley Oak, 6346/6348 Sorrell Court, Citrus
Heights CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/21/2025	MVB	Correspondence with KBK regarding questions about Sale Order for 6346 Sorrell Court.	0.20	160.00
Sub-total Fees:				\$160.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	<u>0.20</u>	Hours	\$800.00/hr	<u>160.00</u>
		Total hours:	0.20	\$160.00		
				Total Current Billing:		<u>\$160.00</u>
				Total Now Due:		\$160.00



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

Invoice No.: 186019
Invoice Date: 7/31/2025

Amount Due: \$160.00

RE: 4476-00017 / Valley Oak, 6346/6348 Sorrell Court, Citrus Heights CA; Purchase and Sale 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:
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San Francisco, CA 94104

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San Francisco, CA 94104

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

July 31, 2025

Invoice: 186020

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$225.00

RE: 4476-00020 / 1870 Thornsberry Road, Sonoma, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/09/2025	SF	Receive and review email correspondence from FTL, KBK and client regarding developing strategy for addressing continued nuisance activity following cease and desist letter.	0.30	225.00
Sub-total Fees:				\$225.00

Timekeeper Summary

Stephanie Foster	Senior Counsel	SF	0.30	Hours	\$750.00/hr	225.00
Total hours:			0.30	\$225.00		
Total Current Billing:						\$225.00
Total Now Due:						\$225.00



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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.: 186020
Invoice Date: 7/31/2025

Amount Due: \$225.00

RE: 4476-00020 / 1870 Thornsberry Road, Sonoma, CA; Purchase and Sale 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
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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186021

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,900.00

RE: 4476-00037.2 / *Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/29/2025	MVB	Correspondence with client and FTI regarding new Buyer for Le French Quarter property.	0.20	160.00
07/29/2025	MVB	Analyze issues regarding second Le French Quarter Purchase and Sale Agreement for new Buyer.	0.20	160.00
07/29/2025	MVB	Correspondence with FTI regarding Purchase and Sale Agreement draft with new Buyer with new terms.	0.30	240.00
07/29/2025	MVB	Correspondence with FTI and LFM regarding defaulting tenant at Le French Quarter.	0.30	240.00
07/31/2025	HC	Draft Purchase and Sale Agreement for the French Quarter Apartments.	2.70	1,620.00
07/31/2025	LMT	Review and revise initial draft of Purchase and Sale Agreement.	0.60	480.00
			Sub-total Fees:	\$2,900.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.00	Hours	\$800.00/hr	800.00
Lisa M. Travaglini	Partner	LMT	0.60	Hours	\$800.00/hr	480.00
Hannah Cooper	Associate	HC	2.70	Hours	\$600.00/hr	1,620.00
			Total hours:	4.30		\$2,900.00
						Total Current Billing: \$2,900.00
						Total Now Due: \$2,900.00



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

Invoice No.: 186021
Invoice Date: 7/31/2025

Amount Due: \$2,900.00

RE: 4476-00037.2 / *Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Swift Code (foreign): BOFAUS6S
Account Holder:
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c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186022

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,740.00

RE: 4476-00038 / *Sharis Apartments, 453 A Fleming Avenue E, Vallejo, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/08/2025	CG	Review Letter of Intent and related documents and correspondence regarding same in connection with FTI and client comments.	0.40	300.00
07/15/2025	HC	Further revise Purchase and Sale Agreement for Sharis Apartments.	3.20	1,920.00
07/15/2025	HC	Analyze changes to Section 8 provision and Exhibit I in form agreement and revise Purchase and Sale Agreement accordingly.	0.90	540.00
07/15/2025	HC	Draft cover letter with open items for FTI/DSI/LFM input to circulate with latest redlined copy of Purchase and Sale Agreement to FTI/DSI/LFM teams for review.	1.10	660.00
07/15/2025	HC	Correspondence with FTI and client regarding open issues and circulate redlined copy of Purchase and Sale Agreement for Sharis Apartments to FTI/DSI teams for their review.	0.50	300.00
07/16/2025	HC	Review correspondence from FTI regarding open issues and further revise Purchase and Sale Agreement regarding same.	0.60	360.00
07/16/2025	HC	Circulate clean and redlined copies of Purchase and Sale Agreement to Marcus & Millichap team.	0.30	180.00
07/17/2025	HC	Further revise Purchase and Sale Agreement for 453 Fleming per additional FTI and client comments and circulate revised version to Buyer's Broker for Buyer's review.	0.80	480.00
Sub-total Fees:				\$4,740.00

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	0.40	Hours	\$750.00/hr	300.00
Hannah Cooper	Associate	HC	7.40	Hours	\$600.00/hr	4,440.00
Total hours:			7.80			\$4,740.00

Invoice#: 186022 / RE: 4476-00038 / *Sharis Apartments, 453 A Fleming Avenue E,
Vallejo, CA; Purchase and Sale Agreement*

July 31, 2025

Total Current Billing: \$4,740.00

Total Now Due: \$4,740.00



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

Invoice No.: 186022
Invoice Date: 7/31/2025

Amount Due: \$4,740.00

RE: 4476-00038 / *Sharis Apartments, 453 A Fleming Avenue E, Vallejo, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Account No.: 325000568191
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c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186023

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$9,050.00

RE: 4476-00039 / *Vaca Villa Apartments, 370 Butcher Road,
Vacaville, CA; Purchase and Sale Agreement; Guangyu Zhang,
Xiangwen Lu, Margaret Lu*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	CG	Further revise Purchase and Sale Agreement.	0.90	675.00
07/01/2025	CG	Correspondence regarding execution and escrow matters.	0.20	150.00
07/03/2025	CG	Correspondence with FTI and client regarding Buyer diligence obligations and escrow matters.	0.30	225.00
07/06/2025	CG	Correspondence with FTI and client regarding Buyer diligence and escrow matters.	0.40	300.00
07/07/2025	CG	Correspondence with FTI and client regarding Buyer title and survey issues.	0.30	225.00
07/08/2025	CG	Correspondence with FTI and client regarding various Purchase and Sale Agreement matters and review Buyer's title objection notice.	0.90	675.00
07/09/2025	CG	Review title report.	0.40	300.00
07/09/2025	CG	Draft title objection response.	0.70	525.00
07/09/2025	CG	Correspondence with all parties regarding deal timeline and diligence.	0.20	150.00
07/09/2025	KM	Review title commitment, exceptions and buyer's title objection letter.	0.70	315.00
07/09/2025	KM	Prepare first draft of response to same for Vaca Villa.	1.30	585.00
07/10/2025	CG	Revise title response letter.	0.90	675.00
07/10/2025	CG	Correspondence with FTI and DSI regarding title response letter.	0.30	225.00
07/10/2025	KM	Analyze comments to Vaca Villa title objection response and incorporate into first draft to finalize same.	0.50	225.00
07/14/2025	CG	Calls and emails with Buyer, FTI and client regarding diligence questions.	0.80	600.00
07/15/2025	CG	Calls and emails with Buyer, FTI and DSI regarding additional	0.80	600.00

diligence questions.

07/16/2025	CG	Correspondence and call with Buyer, FTI and DSI regarding additional Buyer diligence questions.	0.40	300.00
07/18/2025	CG	Further correspondence regarding ongoing Buyer diligence questions.	0.20	150.00
07/31/2025	CG	Correspondence regarding Buyer Purchase and Sale Agreement questions.	0.20	150.00
07/31/2025	MVB	Multiple correspondence with Buyer regarding active city violations recorded against title due to mold and stairs.	0.70	560.00
07/31/2025	MVB	Analyze deal history with Buyer for prior concessions and to address new objections regarding recorded violations.	0.30	240.00
07/31/2025	MVB	Review and analyze Purchase and Sale Agreement to respond to Buyer regarding new objections about Property condition.	0.60	480.00
07/31/2025	MVB	Draft email to FTI regarding options for responding to Buyer's new objections to Property condition.	0.90	720.00

Sub-total Fees: \$9,050.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	2.50	Hours	\$450.00/hr	1,125.00
Maria V. Bernstein	Partner	MVB	2.50	Hours	\$800.00/hr	2,000.00
Chrysanthe Gussis	Of Counsel	CG	7.90	Hours	\$750.00/hr	5,925.00
Total hours:			12.90			<u>\$9,050.00</u>

Total Current Billing: \$9,050.00

Total Now Due: \$9,050.00



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

Tax ID Number: 94-3397499

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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.: 186023
Invoice Date: 7/31/2025

Amount Due: \$9,050.00

RE: 4476-00039 / Vaca Villa Apartments, 370 Butcher Road, Vacaville, CA; Purchase and Sale Agreement;
Guangyu Zhang, Xiangwen Lu, Margaret Lu

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

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

July 31, 2025
Invoice: 186024

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,460.00

RE: 4476-00041 / 905 Broadway Street, Fairfield, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/21/2025	MVB	Correspondence with client regarding Buyer requested price adjustment.	0.20	160.00
07/24/2025	HC	Draft First Amendment to Purchase and Sale Agreement.	1.30	780.00
07/24/2025	MVB	Correspondence with client, FTI and KBK regarding First Amendment.	0.20	160.00
07/24/2025	MVB	Further correspondence with client and FTI regarding choice of Amendment versus contingency waiver at end of diligence period and timing for securing execution of same.	0.60	480.00
07/24/2025	MVB	Review and further revise draft Amendment.	0.30	240.00
07/24/2025	MVB	Further correspondence with FTI regarding use of Amendment to waive Buyer contingencies and prior revisions to contingency waiver form.	0.20	160.00
07/24/2025	MVB	Review files and follow up with FTI regarding missing contingency removal letter for Amendment reference.	0.30	240.00
07/24/2025	MVB	Draft email to client regarding First Amendment and send.	0.30	240.00
			Sub-total Fees:	\$2,460.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.10	Hours	\$800.00/hr	1,680.00
Hannah Cooper	Associate	HC	1.30	Hours	\$600.00/hr	780.00
		Total hours:	3.40			
						\$2,460.00
				Total Current Billing:		\$2,460.00
				Total Now Due:		\$2,460.00



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

Invoice No.: 186024
Invoice Date: 7/31/2025

Amount Due: \$2,460.00

RE: 4476-00041 / 905 Broadway Street, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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LeFever Mattson
c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186025

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,960.00

RE: 4476-00042 / 501-523 Carpenter Street, Fairfield, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/21/2025	MVB	Correspondence with DSI and FTI regarding Buyer request for price adjustment.	0.20	160.00
07/24/2025	HC	Draft First Amendment to Purchase and Sale Agreement.	1.00	600.00
07/24/2025	MVB	Correspondence with client, FTI and KBK regarding broker errors in use of modified contingency waiver.	0.60	480.00
07/24/2025	MVB	Review and further revise draft First Amendment.	0.30	240.00
07/24/2025	MVB	Correspondence with FTI and SI regarding receipt of prior contingency removal to reference in Amendment.	0.40	320.00
07/24/2025	MVB	Draft email to client regarding final draft of First Amendment and send.	0.20	160.00
			Sub-total Fees:	\$1,960.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.70	Hours	\$800.00/hr	1,360.00
Hannah Cooper	Associate	HC	1.00	Hours	\$600.00/hr	600.00
			Total hours:	2.70		\$1,960.00

Total Current Billing: \$1,960.00

Total Now Due: \$1,960.00



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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.: 186025

Invoice Date: 7/31/2025

Amount Due: \$1,960.00

RE: 4476-00042 / 501-523 Carpenter Street, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186026

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$10,575.00

RE: 4476-00043 / Woodcreek Plaza, 7456 Foothills Road, Roseville,
CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/02/2025	CG	Correspondence regarding various Purchase and Sale Agreement diligence matters.	0.30	225.00
07/07/2025	CG	Call and extensive correspondence with Buyer's counsel, LM, FTI, brokers and Buyer team regarding estoppels and various other diligence matters.	0.80	600.00
07/07/2025	CG	Review Purchase and Sale Agreement regarding diligence requirements and extension.	1.10	825.00
07/08/2025	CG	Correspondence with Buyer, FTI and DSI regarding various Purchase and Sale Agreement diligence matters.	0.50	375.00
07/09/2025	CG	Correspondence with Buyer, FTI and DSI regarding more Buyer diligence questions.	0.90	675.00
07/10/2025	CG	Numerous calls and emails regarding Buyer diligence issues.	1.10	825.00
07/10/2025	CG	Revise draft Amendment to Purchase and Sale Agreement.	2.00	1,500.00
07/11/2025	CG	Numerous calls and emails with all parties regarding Buyer diligence and approval issues.	1.10	825.00
07/11/2025	CG	Review Purchase and Sale Agreement.	0.30	225.00
07/11/2025	CG	Further revise Buyer draft Amendment to Purchase and Sale Agreement.	2.70	2,025.00
07/12/2025	CG	Correspondence with FTI and DSI regarding Buyer Approval Notice.	0.20	150.00
07/14/2025	CG	Extensive correspondence with FTI and DSI and calls regarding Buyer Approval Notice and lease questions.	1.20	900.00
07/15/2025	CG	Correspondence with Buyer and FTI and client regarding Sale Order process and related Buyer questions.	0.70	525.00
07/16/2025	CG	Correspondence with Buyer regarding miscellaneous questions.	0.30	225.00
07/17/2025	CG	Correspondence with Buyer and client regarding miscellaneous questions regarding additional sale terms.	0.60	450.00

07/18/2025	CG	Further correspondence with Buyer and client regarding miscellaneous questions regarding sale terms.	0.30	225.00
			Sub-total Fees:	<u>\$10,575.00</u>

Timekeeper Summary

Chrysanthe Gussis	Of Counsel	CG	<u>14.10</u>	Hours	\$750.00/hr	<u>10,575.00</u>
			Total hours:	14.10		\$10,575.00
						Total Current Billing: <u>\$10,575.00</u>
						Total Now Due: \$10,575.00



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

Invoice No.: 186026
Invoice Date: 7/31/2025

Amount Due: \$10,575.00

RE: 4476-00043 / Woodcreek Plaza, 7456 Foothills Road, Roseville, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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Swift Code (US): BOFAUS3N
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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186027

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,440.00

RE: 4476-00045 / *Country Glen Apartments, 7575 Power Inn Road,
Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/02/2025	CG	Correspondence regarding escrow and deposit matters.	0.20	150.00
07/14/2025	CG	Review Buyer's title objection notice.	0.20	150.00
07/15/2025	CG	Review title report in connection with title issues raised by Buyer's title notice.	0.30	225.00
07/15/2025	KM	Review Country Glen Apartment's Purchase and Sale Agreement, title commitment, Buyer's title objection letter and prepare first draft response to same.	0.90	405.00
07/16/2025	CG	Further review title objection and draft Seller title response letter.	0.50	375.00
07/16/2025	KM	Revise Seller's Response to Buyer's Title Objections.	0.50	225.00
07/16/2025	KM	Call with California Revenue Recovery to get more information regarding Exception 22 on Country Glen Apartment's title commitment.	0.20	90.00
07/17/2025	CG	Further review title report and underlying documents.	1.10	825.00
07/17/2025	CG	Further revise draft title response letter.	0.50	375.00
07/17/2025	MVB	Correspondence with FTI regarding title issues raised by Buyer for Country Glen.	0.20	160.00
07/17/2025	MVB	Analyze and respond to questions regarding title issues, including notices of pending enforcement action for Country Glen.	0.60	480.00
07/18/2025	CG	Correspondence with client and FTI regarding Buyer title issues.	0.30	225.00
07/21/2025	CG	Further revise title response.	0.30	225.00
07/21/2025	CG	Correspondence with FTI and DSI regarding Buyer's title objections.	0.10	75.00
07/21/2025	KM	Review comments and prepare final draft of Seller's Response to Buyer's Title Objections for Country Glen Apartments.	0.30	135.00
07/24/2025	MVB	Draft Amendment for Country Glen Apartments.	1.80	1,440.00

07/24/2025	MVB	Correspondence with client and FTI regarding request for Amendment to Purchase and Sale Agreement for Country Glen Apartments.	0.10	80.00
07/24/2025	MVB	Draft Amendment for Country Glen Apartments.	1.00	800.00
Sub-total Fees:				<u>\$6,440.00</u>

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.90	Hours	\$450.00/hr	855.00
Maria V. Bernstein	Partner	MVB	3.70	Hours	\$800.00/hr	2,960.00
Chrysanthé Gussis	Of Counsel	CG	3.50	Hours	\$750.00/hr	2,625.00
Total hours:			<u>9.10</u>			<u>\$6,440.00</u>
Total Current Billing:						<u>\$6,440.00</u>
Total Now Due:						\$6,440.00



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

Invoice No.: 186027
Invoice Date: 7/31/2025

Amount Due: \$6,440.00

RE: 4476-00045 / Country Glen Apartments, 7575 Power Inn Road, Sacramento, CA; Purchase and Sale 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
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186028

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,695.00

RE: 4476-00046 / *Courtyard Cottages Apartments, 7337 Power Inn
Road, Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/02/2025	CG	Correspondence regarding escrow and deposit matters.	0.20	150.00
07/14/2025	CG	Review Buyer's title objection notice.	0.20	150.00
07/15/2025	CG	Analyze title issues raised by Buyer's title objection notice.	0.30	225.00
07/16/2025	CG	Review title report and review Seller title response to Buyer objections.	0.50	375.00
07/16/2025	KM	Review Purchase and Sale Agreement and title commitment and first draft response to Buyer's Title Objections letter for Courtyard Cottages.	1.00	450.00
07/17/2025	CG	Continue to review title report and underlying documents and further revise draft title response.	0.70	525.00
07/17/2025	MVB	Correspondence with client and FTI regarding title issues raised by Buyer for Courtyard Cottages.	0.20	160.00
07/17/2025	MVB	Analyze and respond to questions regarding title issues raised by Buyer, including notices of pending enforcement action and easement requirement for adjoining parcels for Courtyard Cottages.	0.60	480.00
07/18/2025	CG	Correspondence with FTI and DSI regarding Buyer title issues.	0.30	225.00
07/21/2025	CG	Revise title response.	0.20	150.00
07/21/2025	CG	Correspondence regarding Buyer title objections.	0.20	150.00
07/21/2025	KM	Review comments to title objection response and prepare final version of Seller's Response to Buyer's Title Objections for Courtyard Cottages.	0.30	135.00
07/24/2025	MVB	Correspondence with FTI and client regarding request for First Amendment to Purchase and Sale Agreement for Courtyard Cottages.	0.10	80.00
07/24/2025	MVB	Draft First Amendment for Courtyard Cottages.	1.20	960.00

07/24/2025	MVB	Correspondence advising client regarding First Amendment to FTI and client.	0.20	160.00
07/24/2025	MVB	Multiple correspondences with FTI regarding use cases for contingency waiver letter and advise regarding Buyer-only execution of same.	0.40	320.00

Sub-total Fees: \$4,695.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.30	Hours	\$450.00/hr	585.00
Maria V. Bernstein	Partner	MVB	2.70	Hours	\$800.00/hr	2,160.00
Chrysanthe Gussis	Of Counsel	CG	2.60	Hours	\$750.00/hr	1,950.00
Total hours:			<u>6.60</u>			
						<u>\$4,695.00</u>

Total Current Billing: \$4,695.00

Total Now Due: \$4,695.00



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

Invoice No.: 186028

Invoice Date: 7/31/2025

Amount Due: \$4,695.00

RE: 4476-00046 / *Courtyard Cottages Apartments, 7337 Power Inn Road, Sacramento, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186029

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,350.00

RE: 4476-00047 / *Walnut Crest Apartments, 3217 Walnut Avenue,
Carmichael, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/17/2025	KM	Review Walnut Crest Apartment Purchase and Sale Agreement, title commitment and exceptions to prepare a first draft of Seller's Response to Buyer's Title Objections Letter.	1.50	675.00
07/17/2025	KM	Revise Seller's Response to Buyer's Title Objections letter.	0.70	315.00
07/17/2025	LMT	Review and revise Seller's Response to Buyer's Title Objections.	0.80	640.00
07/24/2025	MVB	Correspondence with FTI regarding contingency removal form received for Walnut Crest and date of same.	0.20	160.00
07/24/2025	MVB	Review contingency removal letter from Buyer for Walnut Crest.	0.20	160.00
07/24/2025	MVB	Correspondence with client regarding request for First Amendment to Purchase and Sale Agreement for Walnut Crest.	0.20	160.00
07/24/2025	MVB	Analyze original Purchase and Sale Agreement document for deposit and other information for Amendment.	0.30	240.00
			Sub-total Fees:	\$2,350.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	2.20	Hours	\$450.00/hr	990.00
Maria V. Bernstein	Partner	MVB	0.90	Hours	\$800.00/hr	720.00
Lisa M. Travaglini	Partner	LMT	0.80	Hours	\$800.00/hr	640.00
Total hours:			3.90	\$2,350.00		
Total Current Billing:						\$2,350.00
Total Now Due:						\$2,350.00



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

Invoice No.: 186029
Invoice Date: 7/31/2025

Amount Due: \$2,350.00

RE: 4476-00047 / *Walnut Crest Apartments, 3217 Walnut Avenue, Carmichael, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Account No.: 325000568191
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Swift Code (foreign): BOFAUS6S
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186030

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,680.00

RE: 4476-00048 / *Gold Oak Apartments, 3310-3336 Cimmaron Road.*
Cameron Park, CA; Purchase and Sale Agreement; Dan Flanigan

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	LMT	Further revise Purchase and Sale Agreement pursuant to Buyer's comments.	3.30	2,640.00
07/02/2025	LMT	Correspondence with FTI regarding response to Buyer's comments.	0.40	320.00
07/02/2025	LMT	Further revise Purchase and Sale Agreement pursuant to FTI responses to issues list and send revised draft of Purchase and Sale Agreement to Buyer's counsel for review.	0.90	720.00
			Sub-total Fees:	\$3,680.00

Timekeeper Summary

Lisa M. Travaglini	Partner	LMT	4.60	Hours	\$800.00/hr	3,680.00
		Total hours:	4.60			
						\$3,680.00
				Total Current Billing:		\$3,680.00
				Total Now Due:		\$3,680.00



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Tax ID Number: 94-3397499

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Return with Payment

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

Invoice No.: 186030
Invoice Date: 7/31/2025

Amount Due: \$3,680.00

RE: 4476-00048 / Gold Oak Apartments, 3310-3336 Cimmarron Road. Cameron Park, CA; Purchase and Sale Agreement; Dan Flanigan

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

July 31, 2025
Invoice: 186031

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,220.00

RE: 4476-00049.1 / *Dana Drive Apartments, 1190 Dana Drive,
Fairfield, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/31/2025	ERM	Correspondence with FTI and client regarding preparation of new Purchase and Sale Agreement for 1190 Dana Drive, Fairfield with new Buyer.	0.40	320.00
07/31/2025	ERM	Review Letter of Intent and new Purchase and Sale Agreement for new Buyer for 1190 Dana Drive, Fairfield property.	0.10	80.00
07/31/2025	ERM	Review and revise draft Purchase and Sale Agreement for 1190 Dana Drive Apartments.	0.50	400.00
07/31/2025	ERM	Email correspondence with FTI and client regarding open items for Purchase and Sale Agreement.	0.20	160.00
07/31/2025	KM	Review file documents and prepare first draft of the Purchase and Sale Agreement for Dana Drive Apartments.	2.80	1,260.00
			Sub-total Fees:	\$2,220.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	2.80	Hours	\$450.00/hr	1,260.00
Elizabeth R. Murphy	Partner	ERM	1.20	Hours	\$800.00/hr	960.00
			Total hours:	4.00		\$2,220.00
						Total Current Billing: \$2,220.00
						Total Now Due: \$2,220.00



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.: 186031
Invoice Date: 7/31/2025

Amount Due: \$2,220.00

RE: 4476-00049.1 / Dana Drive Apartments, 1190 Dana Drive, Fairfield, CA; Purchase and Sale 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**

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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186032

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$14,475.00

RE: 4476-00050 / *Carmichael Apartments; 5800 Engle Road,
Carmichael, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	ERM	Finalize Purchase and Sale Agreement for execution and coordinate execution of same.	0.50	400.00
07/07/2025	ERM	Multiple correspondence with FTI and client regarding Buyer's execution of commercial Purchase and Sale Agreement and residential Purchase and Sale Agreement.	0.70	560.00
07/08/2025	ERM	Review final Purchase and Sale Agreement to approve for execution.	0.20	160.00
07/12/2025	LMT	Review underlying title exception documents.	0.70	560.00
07/12/2025	LMT	Review Buyer's title objection letter.	0.60	480.00
07/12/2025	LMT	Draft and revise Seller's response to title objection letter.	1.00	800.00
07/15/2025	KM	Request title commitment from escrow company for Carmichael Apartments, reviewed the Purchase and Sale Agreement and the buyer's title objection letter.	1.00	450.00
07/15/2025	KM	Review title commitment for Carmichael Apartments.	1.00	450.00
07/15/2025	KM	Further revise Seller's Response to Buyer's title objections letter for review.	1.00	450.00
07/15/2025	LMT	Multiple telephone discussions and email correspondence with Buyer's counsel to discuss title objections and due diligence.	3.70	2,960.00
07/16/2025	KM	Revise Carmichael Apartment's response to Buyer's title objection.	0.70	315.00
07/16/2025	KM	Finalize Seller's Response to Buyer's Title Objection letter and email correspondence to Buyer's counsel with a copy of the updated title commitment as Exhibit A.	0.40	180.00
07/24/2025	KM	Correspondence with title company requesting copy of underlying title documents for exception objected to by Buyer to answer question from Buyer's counsel.	0.20	90.00
07/24/2025	LMT	Telephone conference with FTI to discuss Buyer's additional	0.40	320.00

Purchase and Sale Agreement comments.

07/24/2025	LMT	Review underlying documents from Buyer's title objections.	0.60	480.00
07/24/2025	LMT	Telephone conference with Buyer's counsel to discuss title objections, contingency waiver and Amendment to Purchase and Sale Agreement.	0.60	480.00
07/24/2025	MVB	Correspondence with client and FTI regarding Title Objection Letter from Buyer.	0.20	160.00
07/24/2025	MVB	Review and analyze Title Objection Letter for 5800 Engle Road to respond to questions regarding same and advise client.	0.40	320.00
07/25/2025	KM	Further revise Seller's Response to Buyer's Title Objections and revised Exception 15 per updated title commitment.	1.00	450.00
07/25/2025	KM	Further revise Seller's Response to Buyer's Title Objections to add nuisance exception as exhibit.	0.20	90.00
07/25/2025	LMT	Multiple emails and telephone discussions with FTI to discuss Amendment to Purchase and Sale Agreement, Contingency Waiver and Buyer's request for extension of due diligence for title matters.	0.90	720.00
07/25/2025	LMT	Multiple emails and telephone discussions with Buyer's Counsel regarding Buyer's Contingency Waiver, extension of due diligence and price reduction.	0.90	720.00
07/28/2025	LMT	Prepare Purchase and Sale Agreement Amendment.	0.80	640.00
07/28/2025	LMT	Multiple telephone conferences with Buyer's counsel to discuss Purchase and Sale Agreement Amendment and Buyer's waiver of contingencies.	0.70	560.00
07/28/2025	LMT	Multiple email correspondence with Buyer's counsel and FTI regarding Purchase and Sale Agreement Amendment and Buyer's waiver of contingencies.	1.20	960.00
07/28/2025	MVB	Respond to client questions regarding reference in recitals to prior timely approval of contingencies to maintain contract status.	0.30	240.00
07/28/2025	MVB	Analyze Buyer information regarding assignment of Purchase and Sale Agreement by Buyer to assignee in which he owns less than requisite interest required by the Purchase and Sale Agreement for Carmichael Apartments.	0.60	480.00

Sub-total Fees: \$14,475.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	5.50	Hours	\$450.00/hr	2,475.00
Maria V. Bernstein	Partner	MVB	1.50	Hours	\$800.00/hr	1,200.00
Elizabeth R. Murphy	Partner	ERM	1.40	Hours	\$800.00/hr	1,120.00
Lisa M. Travaglini	Partner	LMT	12.10	Hours	\$800.00/hr	9,680.00
Total hours:			20.50			<u>\$14,475.00</u>

Total Current Billing: \$14,475.00

Total Now Due: \$14,475.00



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SAN FRANCISCO, CA 94104
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Tax ID Number: 94-3397499

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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.: 186032
Invoice Date: 7/31/2025

Amount Due: \$14,475.00

RE: 4476-00050 / Carmichael Apartments; 5800 Engle Road, Carmichael, CA; Purchase and Sale 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

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

July 31, 2025
Invoice: 186033

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,820.00

RE: 4476-00050.1 / *Carmichael House; 5818 Engle Road, Carmichael, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	ERM	Multiple correspondence with FTI and client regarding residential Purchase and Sale Agreement, cancellation of prematurely executed agreement and delivery of same for execution by parties.	0.90	720.00
07/02/2025	ERM	Review Purchase and Sale Agreement and Contract Cancellation instructions for Carmichael sale.	0.50	400.00
07/02/2025	HC	Review Cancellation of Contract for 5818 Engle Road and conference call with Broker and E. Murphy regarding same.	1.10	660.00
07/02/2025	HC	Review Purchase and Sale Agreement and correspondence with brokers, FTI, client and title company regarding corrections and provide updated Addendum form.	0.80	480.00
07/07/2025	ERM	Multiple email correspondence with Buyer's brokers regarding Buyer's execution of revised Purchase and Sale Agreements.	0.40	320.00
07/07/2025	HC	Review revised Purchase and Sale Agreement and Addendum and email correspondence regarding Section 41 and approval for execution.	0.80	480.00
07/07/2025	HC	Review Disclosures for Purchase and Sale Agreement.	0.20	120.00
07/07/2025	HC	Review revised disclosure package for and approve via DocuSign.	0.30	180.00
07/07/2025	HC	Correspondence regarding Purchase and Sale Agreement date reference issue.	0.30	180.00
07/28/2025	LMT	Prepare Purchase and Sale Agreement Amendment.	0.70	560.00
07/28/2025	LMT	Review Assignments of Purchase and Sale Agreement.	0.30	240.00
07/29/2025	LMT	Multiple email correspondence and calls with Buyer's counsel regarding Assignments of Purchase and Sale Agreements (both 5800 Engle and 5818 Engle) and Amendments to Purchase and Sale Agreements.	0.60	480.00

Sub-total Fees: \$4,820.00

Timekeeper Summary

Elizabeth R. Murphy	Partner	ERM	1.80	Hours	\$800.00/hr	1,440.00
Lisa M. Travaglini	Partner	LMT	1.60	Hours	\$800.00/hr	1,280.00
Hannah Cooper	Associate	HC	3.50	Hours	\$600.00/hr	2,100.00
Total hours:			6.90			\$4,820.00

Total Current Billing: \$4,820.00

Total Now Due: \$4,820.00



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

Invoice No.: 186033
Invoice Date: 7/31/2025

Amount Due: \$4,820.00

RE: 4476-00050.1 / Carmichael House; 5818 Engle Road, Carmichael, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

July 31, 2025
Invoice: 186034

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,900.00

RE: 4476-00052 / *LIV1621 Apartments, 1621 Hood Road, Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/02/2025	ERM	Multiple email correspondence with FTI, DSI, Buyer and title company regarding opening of escrow.	0.30	240.00
07/11/2025	ERM	Multiple email correspondence with title company and brokers regarding status of transaction.	0.50	400.00
07/24/2025	HC	Draft First Amendment to Purchase and Sale Agreement for LIV1621 Apartments.	1.10	660.00
07/24/2025	MVB	Correspondences with FTI regarding First Amendment.	0.20	160.00
07/24/2025	MVB	Review property contingencies removed.	0.30	240.00
07/24/2025	MVB	Analyze questions regarding additional language for approval of designated contracts and exhibit to Amendment.	0.30	240.00
07/24/2025	MVB	Review and further revise draft First Amendment per client feedback.	0.40	320.00
07/24/2025	MVB	Correspondence with client regarding First Amendment questions and comments.	0.30	240.00
07/24/2025	MVB	Circulate revised First Amendment to client.	0.30	240.00
07/29/2025	MVB	Correspondence regarding status of First Amendment.	0.20	160.00
Sub-total Fees:				\$2,900.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.00	Hours	\$800.00/hr	1,600.00
Elizabeth R. Murphy	Partner	ERM	0.80	Hours	\$800.00/hr	640.00
Hannah Cooper	Associate	HC	1.10	Hours	\$600.00/hr	660.00
Total hours:			3.90			\$2,900.00

Total Current Billing: \$2,900.00

Total Now Due: \$2,900.00



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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.: 186034
Invoice Date: 7/31/2025

Amount Due: \$2,900.00

RE: 4476-00052 / LIV1621 Apartments, 1621 Hood Road, Sacramento, CA; Purchase and Sale 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

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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186035

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$10,045.00

RE: 4476-00053 / *Legal Advice on Portfolio-Wide Purchase and Sale
Issues for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	CG	Correspondence with client and FTI regarding various Purchase and Sale Agreement deal issues.	0.30	225.00
07/02/2025	CG	Correspondences with client and FTI regarding various Purchase and Sale Agreement issues.	0.80	600.00
07/02/2025	MVB	Respond to drafting questions regarding Purchase and Sale Agreement forms and instructions from FTI regarding drafting preferences.	0.30	240.00
07/06/2025	CG	Correspondence with client and FTI regarding various escrow and closing processes.	0.20	150.00
07/08/2025	CG	Review various diligence and Buyer approval process forms and correspondence with client and FTI team regarding deal consistency issues.	0.40	300.00
07/08/2025	MVB	Further correspondences regarding FTI request for clarification of approvals process at the conclusion of Buyers' due diligence periods.	0.60	480.00
07/09/2025	CG	Call with FTI and KBK and follow up correspondence regarding various deal issues.	0.80	600.00
07/10/2025	CG	Correspondence with DSI and TRI regarding various deal consistency matters.	0.30	225.00
07/11/2025	CG	Review and respond to correspondences with FTI and client regarding various deal processes and legal terms.	0.60	450.00
07/15/2025	CG	Call and emails with KBK regarding Purchase and Sale Agreement form updates and environmental.	0.60	450.00
07/15/2025	CG	Multiple correspondence with FTI, KBK and DSI regarding various Purchase and Sale Agreement matters and modifications to the Purchase and Sale Agreement forms.	1.20	900.00
07/15/2025	SS	Analyze closing matters and closing documents.	0.40	320.00
07/16/2025	CG	Correspondence regarding various Purchase and Sale Agreement	0.30	225.00

		deal terms.		
07/18/2025	CG	Correspondences regarding various Purchase and Sale Agreement matters and modifications to the Purchase and Sale Agreement forms.	0.80	600.00
07/23/2025	CG	Correspondence and calls regarding cross-deal legal issues.	0.80	600.00
07/24/2025	CG	Analyze cross-deal legal issues.	0.80	600.00
07/25/2025	CG	Further analyze cross-deal legal issues.	0.20	150.00
07/25/2025	MVB	Multiple correspondence with FTI regarding their request for additional input on contingency waiver form and to review use of correct version of form and circumstances calling for use of an Amendment.	0.40	320.00
07/25/2025	MVB	Further correspondence with FTI requesting further review and approval of current form of final contingency removal and Amendment form for purchase price credit.	0.20	160.00
07/25/2025	MVB	Further review, at FTI request, final form of contingency removal Amendment comments from brokers for purchase price credit.	0.30	240.00
07/25/2025	MVB	Analyze and respond to further questions from KBK regarding FTI revisions to contingency waiver for general use.	0.30	240.00
07/26/2025	CG	Review Purchase and Sale Agreement form drafts and client comments to same and correspondence regarding same.	2.20	1,650.00
07/30/2025	MVB	Correspondence with FTI regarding Shops at Golden Hills.	0.20	160.00
07/30/2025	MVB	Review prior correspondence on Shops at Golden Hills to respond to client request and requesting delivery of documents with the buyer comments.	0.20	160.00
			Sub-total Fees:	<u>\$10,045.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.50	Hours	\$800.00/hr	2,000.00
Sally Shekou	Partner	SS	0.40	Hours	\$800.00/hr	320.00
Chrysanthé Gussis	Of Counsel	CG	10.30	Hours	\$750.00/hr	7,725.00
			Total hours:	13.20		<u>\$10,045.00</u>
						Total Current Billing: <u>\$10,045.00</u>
						Total Now Due: \$10,045.00



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

Invoice No.: 186035
Invoice Date: 7/31/2025

Amount Due: \$10,045.00

RE: 4476-00053 / *Legal Advice on Portfolio-Wide Purchase and Sale Issues for LeFever Mattson Portfolio*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186036

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$10,050.00

RE: 4476-00054 / *Pinyon Creek; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	CG	Revise Purchase and Sale Agreement based on Buyer comments and draft issues list.	2.80	2,100.00
07/01/2025	CG	Correspondence with FTI and client regarding Buyer comments to Purchase and Sale Agreement.	0.70	525.00
07/03/2025	CG	Call with Buyer counsel regarding Purchase and Sale Agreement comments.	0.70	525.00
07/03/2025	CG	Correspondence with FTI and client regarding call with Buyer counsel.	0.20	150.00
07/03/2025	CG	Review Purchase and Sale Agreement in connection with Buyer counsel comments.	0.40	300.00
07/07/2025	CG	Further revise Purchase and Sale Agreement.	2.20	1,650.00
07/07/2025	CG	Correspondence regarding open items and Purchase and Sale Agreement execution.	0.70	525.00
07/07/2025	CG	Correspondence regarding escrow matters.	0.20	150.00
07/08/2025	CG	Correspondence regarding CC&R assignment, escrow and timeline matters.	0.20	150.00
07/08/2025	CG	Review CC&R assignment form.	0.40	300.00
07/09/2025	CG	Correspondence regarding miscellaneous Purchase and Sale Agreement and diligence matters.	0.30	225.00
07/10/2025	KM	Revise Assignment of Declarant's Rights Under the Declaration of Covenant's, Conditions and Restrictions of Pinyon Creek.	1.10	495.00
07/22/2025	KM	Review Pinyon Creek title commitment and individual exceptions.	1.10	495.00
07/22/2025	KM	Prepare first draft response to Buyer's title objection letter.	1.90	855.00
07/22/2025	LMT	Review and analyze Buyer's Title Objection Letter.	0.30	240.00
07/22/2025	LMT	Review and revise Seller's Response to Objection Letter.	0.70	560.00
07/23/2025	KM	Further revise Seller's Response to Buyer's Title Objections and circulate same.	0.60	270.00

07/28/2025	KM	Circulate revised CC&R Assignment of Declarant's Rights to Buyer's counsel for their further review.	0.30	135.00
07/28/2025	LMT	Review revised Assignment of CC&Rs.	0.50	400.00
Sub-total Fees:				<u>\$10,050.00</u>

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	5.00	Hours	\$450.00/hr	2,250.00
Lisa M. Travaglini	Partner	LMT	1.50	Hours	\$800.00/hr	1,200.00
Chrysanthe Gussis	Of Counsel	CG	8.80	Hours	\$750.00/hr	6,600.00
Total hours:			<u>15.30</u>			<u>\$10,050.00</u>
Total Current Billing:						<u>\$10,050.00</u>
Total Now Due:						\$10,050.00



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

Invoice No.: 186036
Invoice Date: 7/31/2025

Amount Due: \$10,050.00

RE: 4476-00054 / *Pinyon Creek; Purchase and Sale 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:
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c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186037

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,050.00

RE: 4476-00055 / 18585 Manzanita Road, Sonoma, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/07/2025	ERM	Finalize Purchase and Sale Agreement for execution.	1.30	1,040.00
07/07/2025	MVB	Correspondence with FTI and client regarding review of execution of Purchase and Sale Agreement.	0.20	160.00
07/08/2025	MVB	Correspondence with FTI and client regarding approval and appropriate approver of 18585 Manzanita Purchase and Sale Agreement for execution by Seller.	0.20	160.00
07/29/2025	MVB	Analyze client and FTI request for review and confirmation of final redline for 18585 Manzanita and questions regarding same.	0.30	240.00
07/30/2025	KM	Review Purchase and Sale Agreement and prepare Contact and Critical Date Checklist for 18585 Manzanita Road.	1.00	450.00
			Sub-total Fees:	\$2,050.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
Maria V. Bernstein	Partner	MVB	0.70	Hours	\$800.00/hr	560.00
Elizabeth R. Murphy	Partner	ERM	1.30	Hours	\$800.00/hr	1,040.00
Total hours:			3.00			
					Total Current Billing:	\$2,050.00
Total Now Due:						\$2,050.00



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.: 186037
Invoice Date: 7/31/2025

Amount Due: \$2,050.00

RE: 4476-00055 / 18585 Manzanita Road, Sonoma, CA; Purchase and Sale 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**

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PLEASE REMIT CHECK PAYMENTS TO:

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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186038

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$8,640.00

RE: 4476-00056 / *Ceres West Mobile Home Park, 2030 E. Grayson Road, Ceres, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	ERM	Analyze need for residential disclosures on sale of Ceres Mobile Home Park.	0.30	240.00
07/01/2025	ERM	Review Buyer comments to Ceres Mobile Home Park Purchase and Sale Agreement.	1.40	1,120.00
07/02/2025	ERM	Multiple email correspondence with KBK and FTI teams and residential brokers regarding Purchase and Sale Agreement comments from Buyer.	1.60	1,280.00
07/02/2025	ERM	Correspondence regarding corrections to Cancellation Instructions and Purchase and Sale Agreement.	1.60	1,280.00
07/02/2025	ERM	Telephone conferences with K. Kilby regarding Cancellation Instructions and escrow.	0.20	160.00
07/03/2025	ERM	Telephone conference with and email correspondence with K. Kilby regarding residential Purchase and Sale Agreement.	0.10	80.00
07/08/2025	ERM	Email correspondence with FTI and client regarding Buyer's comments to Purchase and Sale Agreement.	0.10	80.00
07/09/2025	ERM	Further revise Purchase and Sale Agreement for Ceres Mobile Home Park based on additional Buyer comments.	4.80	3,840.00
07/09/2025	ERM	Email correspondence and telephone conference with FTI and client regarding revisions to Purchase and Sale Agreement based on Buyer's comments.	0.20	160.00
07/10/2025	ERM	Email correspondence with FTI and client regarding revisions to Purchase and Sale Agreement based on Buyer's comments.	0.10	80.00
07/10/2025	ERM	Oversee finalization of Purchase and Sale Agreement for execution.	0.10	80.00
07/11/2025	ERM	Further correspondence regarding finalization and execution of Purchase and Sale Agreement.	0.10	80.00
07/11/2025	ERM	Correspondence regarding status of Purchase and Sale Agreement and next steps.	0.10	80.00

07/11/2025	ERM	Email correspondence with Buyer regarding next steps in transaction.	0.10	80.00
			Sub-total Fees:	<u>8,640.00</u>

Timekeeper Summary

Elizabeth R. Murphy	Partner	ERM	<u>10.80</u>	Hours	\$800.00/hr	<u>8,640.00</u>
		Total hours:	10.80	<u>\$8,640.00</u>		
Total Current Billing:						<u>\$8,640.00</u>
Total Now Due:						\$8,640.00



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

Invoice No.: 186038
Invoice Date: 7/31/2025

Amount Due: \$8,640.00

RE: 4476-00056 / Ceres West Mobile Home Park, 2030 E. Grayson Road, Ceres, CA; Purchase and Sale 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

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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186039

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$11,970.00

RE: 4476-00057 / 2280 Bates Avenue, Concord, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/07/2025	ERM	Review Buyer comments to Purchase and Sale Agreement.	0.40	320.00
07/07/2025	ERM	Email correspondence with Buyer counsel regarding comments to Purchase and Sale Agreement.	0.10	80.00
07/10/2025	ERM	Continue to review Buyer comments to Purchase and Sale Agreement.	0.60	480.00
07/10/2025	ERM	Email correspondence with FTI and DSI summarizing issues raised by Buyer's comments to Purchase and Sale Agreement.	0.50	400.00
07/11/2025	LMT	Revise Purchase and Sale Agreement pursuant to address Buyer counsel's extensive comments.	5.20	4,160.00
07/12/2025	LMT	Further revise Purchase and Sale Agreement pursuant to FTI and client comments.	0.60	480.00
07/15/2025	LMT	Email correspondence with client and FTI regarding Buyer's comments to Purchase and Sale Agreement.	0.30	240.00
07/23/2025	LMT	Telephone conference with Buyer's counsel to negotiate Purchase and Sale Agreement issues.	0.60	480.00
07/23/2025	LMT	Email correspondence with FTI and client regarding negotiation with Buyer's counsel.	0.30	240.00
07/24/2025	LMT	Review Buyer's additional comments to Purchase and Sale Agreement.	0.40	320.00
07/24/2025	LMT	Correspondences regarding various Purchase and Sale Agreement matters and modifications to the Purchase and Sale Agreement forms.	0.20	160.00
07/24/2025	LMT	Telephone conference with Buyer's counsel to discuss comments to Purchase and Sale Agreement.	0.20	160.00
07/25/2025	LMT	Multiple emails and telephone discussions with FTI and client to discuss Buyer's Purchase and Sale Agreement comments and due diligence requests.	0.90	720.00

07/25/2025	LMT	Multiple emails and telephone discussions with Buyer's counsel regarding finalizing the Purchase and Sale Agreement and due diligence.	1.10	880.00
07/25/2025	LMT	Multiple emails and telephone discussions with FTI and client to discuss Buyer's Purchase and Sale Agreement comments and due diligence requests.	1.20	960.00
07/25/2025	LMT	Multiple emails and telephone discussions with Buyer's Counsel regarding finalizing the Purchase and Sale Agreement and due diligence requests.	1.40	1,120.00
07/29/2025	KM	Review Purchase and Sale Agreement and prepare Contact and Critical Date Checklist.	1.00	450.00
07/29/2025	LMT	Multiple correspondence with FTI and Buyer's counsel regarding execution copy of Purchase and Sale Agreement and Closing.	0.40	320.00
			Sub-total Fees:	<u>\$11,970.00</u>

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
Elizabeth R. Murphy	Partner	ERM	1.60	Hours	\$800.00/hr	1,280.00
Lisa M. Travaglini	Partner	LMT	12.80	Hours	\$800.00/hr	10,240.00
			<u>Total hours:</u>	<u>15.40</u>		<u>\$11,970.00</u>
						Total Current Billing: <u>\$11,970.00</u>
						Total Now Due: \$11,970.00



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Return with Payment

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

Invoice No.: 186039

Invoice Date: 7/31/2025

Amount Due: \$11,970.00

RE: 4476-00057 / 2280 Bates Avenue, Concord, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

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

July 31, 2025
Invoice: 186040

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$6,480.00

RE: 4476-00060 / *Legal Advice and Support Relating to Residential
Purchase and Sale Agreements for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
07/01/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
07/01/2025	HC	Review Seller disclosure package for 7303-7305 Berna Way; correspondence regarding execution.	0.60	360.00
07/01/2025	HC	Circulate Services Agreement with Hawaii Geotechnical Engineering via DocuSign and correspondence with C. Helm regarding status.	0.60	360.00
07/02/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
07/02/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
07/03/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.30	45.00
07/03/2025	CC	Analyze correspondences regarding Docusign.	0.10	15.00
07/07/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	1.00	150.00
07/07/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
07/08/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.30	45.00
07/08/2025	CC	Analyze correspondences regarding Docusign.	0.10	15.00
07/09/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.20	30.00
07/09/2025	CC	Analyze correspondences regarding Docusign.	0.10	15.00
07/09/2025	HC	Review Exempt Seller Disclosure form and analyze requirements under CA Civil Code §1102 for 430 W. Napa.	0.60	360.00
07/09/2025	HC	Review Purchase and Sale Agreement and offer package for 900	0.70	420.00

		East Napa Street; correspondence with Seller's Broker regarding revisions.		
07/09/2025	HC	Analyze issues for appropriate Purchase and Sale Agreement for for properties with residential and commercial units and correspondence with FTI regarding appropriate form for 430 W. Napa.	0.40	240.00
07/11/2025	HC	Review disclosure package for 110 Fordham Circle; correspondence regarding missing Exempt Seller Disclosure form.	0.40	240.00
07/14/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.90	135.00
07/14/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
07/14/2025	HC	Review Tenant Occupied Property Addendum for 9120 Polhemus Drive/9300 Mazatlan Way.	0.20	120.00
07/15/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
07/15/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
07/16/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.70	105.00
07/16/2025	CC	Analyze correspondences regarding Docusign.	0.10	15.00
07/16/2025	HC	Review Request for Repair; Amendment to Existing Terms and Buyer Contingency Removal for 533 Bella Vista Drive and correspondence with S. Daar regarding approval status.	0.50	300.00
07/16/2025	HC	Facilitate execution of Request for Repair and Price Adjustment for 533 Bella Vista.	0.10	60.00
07/16/2025	MVB	Organize set of closing forms for closings including all closing documents, Socotra requirements, and Buyer's Declaration.	1.20	960.00
07/17/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.90	135.00
07/17/2025	CC	Analyze correspondences regarding Docusign.	0.30	45.00
07/17/2025	HC	Download and circulate executed copy of Purchase and Sale Agreement for 533 Bella Vista.	0.20	120.00
07/17/2025	HC	Review revised Purchase and Sale Agreement and offer package for 900 E. Napa Street and correspondence regarding expiration date issue.	0.40	240.00
07/17/2025	HC	Review Purchase and Sale Agreement and offer package for 24231 Arnold Drive and correspondence with broker regarding corrections to expiration date, list of attached documents, entity Seller provision and addendum issues.	0.60	360.00
07/17/2025	HC	Review revised Purchase and Sale Agreement for 900 E Napa Street and facilitate execution of same.	0.30	180.00
07/18/2025	CC	Prepare and initiate Docusign for Purchase and Sale Agreements and related documents.	0.80	120.00
07/18/2025	CC	Analyze correspondences regarding Docusign.	0.20	30.00
07/18/2025	HC	Further correspondence with S. Daar regarding appropriate Purchase and Sale Agreement form for 430 W. Napa Street.	0.20	120.00
07/18/2025	HC	Review revised Purchase and Sale Agreement and offer package	0.30	180.00

for 24231 Arnold Drive and correspondence regarding execution
and approval of same.

07/21/2025	HC	Email correspondence to S. Daar regarding residential Purchase and Sale Agreement review process and common mistakes.	0.40	240.00
07/24/2025	CC	Prepare draft Purchase and Sale Agreement Amendments.	1.20	180.00
			Sub-total Fees:	\$6,480.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.20	Hours	\$800.00/hr	960.00
Hannah Cooper	Associate	HC	6.50	Hours	\$600.00/hr	3,900.00
Cherri Caro	Paralegal	CC	10.80	Hours	\$150.00/hr	1,620.00
			Total hours:	18.50		\$6,480.00
						Total Current Billing: \$6,480.00
						Total Now Due: \$6,480.00



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SAN FRANCISCO, CA 94104
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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.: 186040

Invoice Date: 7/31/2025

Amount Due: \$6,480.00

RE: 4476-00060 / *Legal Advice and Support Relating to Residential Purchase and Sale Agreements for LeFever Mattson Portfolio*

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

July 31, 2025
Invoice: 186041

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$13,745.00

RE: 4476-00061 / 4950, 4960, 4970 Allison Parkway, Vacaville, CA;
Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/08/2025	CG	Review Buyer comments to Purchase and Sale Agreement.	0.30	225.00
07/09/2025	CG	Draft issues list regarding Buyer comments to Purchase and Sale Agreement.	1.90	1,425.00
07/09/2025	HC	Correspondence with FTI and client regarding Buyer's comments to Purchase and Sale Agreement and review response from FTI.	0.40	240.00
07/09/2025	HC	Revise Purchase and Sale Agreement to address Buyer comments to Purchase and Sale Agreement as approved by FTI and client.	2.20	1,320.00
07/09/2025	HC	Review previous draft of the Purchase and Sale Agreement with respect to closing date and multiple email correspondence with FTI regarding same.	0.50	300.00
07/10/2025	CG	Revise Purchase and Sale Agreement based on new Buyer comments and draft new issues list regarding same.	2.30	1,725.00
07/10/2025	HC	Further revise Purchase and Sale Agreement to address FTI and client input.	2.10	1,260.00
07/10/2025	HC	Review title report and county website regarding APN issues and correspondence with the title company regarding same.	0.60	360.00
07/10/2025	HC	Correspondence regarding additional feedback regarding Buyer's comments and circulate clean and redlined copies of the Purchase and Sale Agreement for Allison Parkway to Buyer.	0.60	360.00
07/15/2025	CG	Call with Buyer's counsel to negotiate Purchase and Sale Agreement comments and review Buyer issues list.	0.70	525.00
07/16/2025	CG	Correspondence with FTI and client regarding Buyer issues list and review Buyer comments to Purchase and Sale Agreement.	1.40	1,050.00
07/17/2025	CG	Call with Buyer to further negotiate Purchase and Sale Agreement comments and review revised Purchase and Sale Agreement.	0.90	675.00
07/17/2025	HC	Further revise Purchase and Sale Agreement pursuant to	1.00	600.00

		negotiations with Buyer's counsel.		
07/18/2025	CG	Further revise Purchase and Sale Agreement and correspondence regarding distribution for signature.	0.70	525.00
07/18/2025	HC	Finalize Purchase and Sale Agreement and circulate final copy of Purchase and Sale Agreement to Buyer.	0.50	300.00
07/18/2025	HC	Facilitate execution via DocuSign of Purchase and Sale Agreement for Allison Parkway.	0.20	120.00
07/21/2025	CG	Correspondence with all parties regarding Purchase and Sale Agreement execution and escrow matters.	0.50	375.00
07/21/2025	MVB	Correspondence with client and FTI regarding requested revisions to Allison Parkway Purchase and Sale Agreement.	0.30	240.00
07/23/2025	HC	Review correspondence regarding estoppel certificates and additional changes to Purchase and Sale Agreement regarding estoppel certificates and waivers.	0.60	360.00
07/23/2025	MVB	Correspondence with FTI and client regarding process for securing estoppels and request for extension of Diligence Period.	0.20	160.00
07/23/2025	MVB	Review and analyze estoppel language to respond to client questions.	0.70	560.00
07/23/2025	MVB	Respond to client questions regarding estoppel timing and Buyer request for extension.	0.30	240.00
07/23/2025	MVB	Draft language extending estoppel delivery time without extending due diligence period.	0.60	480.00
07/23/2025	MVB	Advise client and FTI regarding estoppel language and suggested Amendment language.	0.40	320.00
			Sub-total Fees:	<u>\$13,745.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	2.50	Hours	\$800.00/hr	2,000.00
Chrysanthé Gussis	Of Counsel	CG	8.70	Hours	\$750.00/hr	6,525.00
Hannah Cooper	Associate	HC	8.70	Hours	\$600.00/hr	5,220.00
		Total hours:	<u>19.90</u>			<u>\$13,745.00</u>
						Total Current Billing: <u>\$13,745.00</u>



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

Invoice No.: 186041

Invoice Date: 7/31/2025

Amount Due: \$13,745.00

RE: 4476-00061 / 4950, 4960, 4970 Allison Parkway, Vacaville, CA; Purchase and Sale 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
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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186042

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,960.00

RE: 4476-00062 / 17700 Sonoma Highway, Sonoma, CA; Purchase
and Sale Agreement; Sean Payne

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/03/2025	LMT	Prepare initial draft of Purchase and Sale Agreement and Exhibits.	1.80	1,440.00
07/09/2025	LMT	Revise Purchase and Sale Agreement pursuant to FTI review and comments.	0.30	240.00
07/10/2025	LMT	Revise Purchase and Sale Agreement pursuant to FTI and client comments.	0.30	240.00
07/12/2025	LMT	Email correspondence with client and Broker regarding due diligence.	0.20	160.00
07/12/2025	LMT	Finalize Purchase and Sale Agreement for execution.	0.50	400.00
07/15/2025	LMT	Review execution copy of Purchase and Sale Agreement and prepare for signatures.	0.60	480.00
			Sub-total Fees:	\$2,960.00

Timekeeper Summary

Lisa M. Travaglini	Partner	LMT	3.70	Hours	\$800.00/hr	2,960.00
		Total hours:	3.70			
					Total Current Billing:	\$2,960.00
					Total Now Due:	\$2,960.00



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

Invoice No.: 186042
Invoice Date: 7/31/2025

Amount Due: \$2,960.00

RE: 4476-00062 / 17700 Sonoma Highway, Sonoma, CA; Purchase and Sale Agreement; Sean Payne

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

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

July 31, 2025
 Invoice: 186043

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$11,700.00

RE: 4476-00063 / *The Shops at Golden Hills, 941-1017 Alamo Drive,
 Vacaville, CA; Purchase and Sale Agreement; Fillmore Capital
 Acquisitions, LLC*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/08/2025	CG	Review Letter of Intent and related documents; correspondence regarding same.	0.70	525.00
07/08/2025	MVB	Analyze and advise client regarding response to Buyer questions regarding environmental condition of property, request for Seller to complete an environmental contamination questionnaire, and other concerns regarding dry cleaner at Shops and Golden Hills.	1.20	960.00
07/08/2025	MVB	Correspondence with DSI and FTI regarding environmental issues at Shops at Golden Hills.	0.20	160.00
07/10/2025	CG	Correspondence regarding Purchase and Sale Agreement and environmental questions; review Letter of Intent.	0.40	300.00
07/14/2025	CG	Review draft Purchase and Sale Agreement and correspondence regarding same.	1.20	900.00
07/14/2025	HC	Draft Purchase and Sale Agreement for The Shops at Golden Hills.	4.50	2,700.00
07/14/2025	HC	Draft cover email correspondence regarding open items for confirmation from FTI/DSI teams and circulate redlined copy of Purchase and Sale Agreement to FTI/DSI teams for their review.	0.60	360.00
07/15/2025	CG	Review Purchase and Sale Agreement comments from Seller team and correspondence regarding same.	0.60	450.00
07/16/2025	CG	Correspondence with DSI and FTI regarding Purchase and Sale Agreement exhibits and review exhibits.	0.70	525.00
07/16/2025	HC	Review comments from FTI and client and revise Purchase and Sale Agreement for Buyer's review.	1.10	660.00
07/17/2025	CG	Further review and revise Purchase and Sale Agreement and correspondence regarding same.	0.60	450.00
07/17/2025	HC	Review FTI and client comments to Purchase and Sale Agreement and revise Purchase and Sale Agreement regarding	0.70	420.00

same.

07/17/2025	HC	Circulate clean and redlined copies of the Purchase and Sale Agreement to FTI for review.	0.20	120.00
07/17/2025	HC	Multiple correspondence regarding issues with the rent roll to be attached as Exhibit G.	0.20	120.00
07/17/2025	HC	Revise Exhibit G and circulate revised Purchase and Sale Agreement to FTI.	0.40	240.00
07/30/2025	ERM	Review Buyer comments to Purchase and Sale Agreement.	0.10	80.00
07/30/2025	ERM	Begin review of Buyer comments to Purchase and Sale Agreement for Shops at Golden Hills property.	1.00	800.00
07/31/2025	ERM	Continue to review Buyer comments to first draft of Purchase and Sale Agreement for Shops at Golden Hills property.	1.30	1,040.00
07/31/2025	ERM	Telephone conference with FTI regarding Buyer's comments to Purchase and Sale Agreement.	0.90	720.00
07/31/2025	ERM	Multiple email correspondence with FTI and Q. Caruso regarding aging receivables at Shops at Golden Hills in response to Buyer's request that Seller waive rights to pre-closing delinquent rents.	0.20	160.00

Sub-total Fees: \$11,690.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.40	Hours	\$800.00/hr	1,120.00
Elizabeth R. Murphy	Partner	ERM	3.50	Hours	\$800.00/hr	2,800.00
Chrysanthé Gussis	Of Counsel	CG	4.20	Hours	\$750.00/hr	3,150.00
Hannah Cooper	Associate	HC	7.70	Hours	\$600.00/hr	4,620.00
Total hours:			16.80			<u>\$11,690.00</u>

EXPENSES

Date	Description	Amount
07/08/2025	Delaware SOS.	10.00
Sub-total Expenses:		<u>\$10.00</u>

Total Current Billing: \$11,700.00

Total Now Due: \$11,700.00



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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.: 186043
Invoice Date: 7/31/2025

Amount Due: \$11,700.00

RE: 4476-00063 / *The Shops at Golden Hills, 941-1017 Alamo Drive, Vacaville, CA; Purchase and Sale Agreement; Fillmore Capital Acquisitions, LLC*

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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Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186044

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$7,920.00

RE: 4476-00064 / *Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road, Fresno, CA; Purchase and Sale Agreement; ABHI, LLC*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/22/2025	MVB	Correspondence with client and KBK regarding approval of Riverview Shopping Center sale and circumstances requiring urgent attention.	0.30	240.00
07/22/2025	MVB	Review Riverview Letter of Intent and approval parameters to draft Purchase and Sale Agreement.	0.60	480.00
07/22/2025	MVB	Commence drafting Purchase and Sale Agreement.	2.60	2,080.00
07/23/2025	MVB	Review of Riverview Purchase and Sale Agreement and to draft same.	3.80	3,040.00
07/23/2025	MVB	Draft email regarding notes on first draft of Riverview Purchase and Sale Agreement and send to FTI and client.	0.30	240.00
07/23/2025	MVB	Correspondence with FTI regarding legal description for Exhibit A and handling of Exhibit C.	0.20	160.00
07/23/2025	MVB	Correspondence with FTI regarding handling of rent roll for shopping center leases.	0.20	160.00
07/24/2025	MVB	Review and analyze Secretary of State entity status for Debtor/Seller entities' forfeited status to determine path to correction.	0.60	480.00
07/24/2025	MVB	Correspondence with FTI regarding advice to client on issues with Riverview Seller/Debtor entity forfeited status and correction of same.	0.60	480.00
07/24/2025	MVB	Analyze potential liability liability for executing contract on behalf of a forfeited entity.	0.30	240.00
07/25/2025	MVB	Review and update client regarding forfeited status of Seller entity.	0.20	160.00
07/31/2025	MVB	Correspondence with FTI and brokers regarding draft Riverview Purchase and Sale Agreement.	0.20	160.00

Sub-total Fees: \$7,920.00

Page 1 of 2

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	9.90	Hours	\$800.00/hr	7,920.00		
		Total hours:	9.90			\$7,920.00		
		Total Current Billing:				\$7,920.00		
		Total Now Due: \$7,920.00						



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

Invoice No.: 186044
Invoice Date: 7/31/2025

Amount Due: \$7,920.00

RE: 4476-00064 / Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road,
Fresno, CA; Purchase and Sale Agreement; ABH1, LLC

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

July 31, 2025
Invoice: 186045

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,300.00

RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA;
Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/16/2025	MVB	Review, analyze and respond to questions regarding closing documents and Declaration for closing 1864 Quail Meadows.	0.30	240.00
07/21/2025	HC	Review 1864 Quail Meadows Circle closing documents and compare against secretary of state documents and preliminary title report.	0.40	240.00
07/21/2025	HC	Multiple correspondence with FTI and title company regarding issues with Seller entity with respect to 1864 Quail Meadows.	0.30	180.00
07/22/2025	MVB	Analyze urgent request regarding funding of loan for Quail Meadows, issues with Seller entity and potential consequences to Debtors of closing of same with wrong Seller entity.	0.60	480.00
07/22/2025	MVB	Review articles of incorporation, bylaws and statement of information filed with the CA Secretary of State for Seller entity.	1.40	1,120.00
07/22/2025	MVB	Draft email advising FTI and client regarding instructions to title company, consequences of delay of closing, and post-closing clean up of corporate documents to avoid further negative consequences to Debtor/Seller.	1.00	800.00
07/22/2025	MVB	Further correspondence with FTI and client to approve closing.	0.30	240.00
			Sub-total Fees:	\$3,300.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	3.60	Hours	\$800.00/hr	2,880.00
Hannah Cooper	Associate	HC	0.70	Hours	\$600.00/hr	420.00
Total hours:			4.30			\$3,300.00

Invoice#: 186045 / RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA;
Purchase and Sale Agreement

July 31, 2025

Total Current Billing: \$3,300.00

Total Now Due: \$3,300.00



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

Invoice No.: 186045
Invoice Date: 7/31/2025

Amount Due: \$3,300.00

RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA; Purchase and Sale Agreement

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Routing No.: 121000358
Account No.: 325000568191
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Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186046

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$0.00

RE: 4476-00067 / LFM Client Services- Chapter 11

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/08/2025	MVB	Attention to LM staffing and conferences regarding same.	0.50	400.00
07/09/2025	LMT	Internal discussion regarding Purchase and Sale Agreement preparation.	0.50	400.00
07/11/2025	CC	Participate in internal weekly conference call regarding Purchase and Sale Agreement procedures.	0.50	75.00
07/11/2025	KM	Attend team meeting call to discuss processes with purchase and sale agreements.	0.50	225.00
07/11/2025	LMT	Internal weekly call.	0.50	400.00
07/15/2025	MVB	Attention to processes for Purchase and Sale Agreements and coordinate staffing regarding same.	0.30	240.00
07/18/2025	CC	Participate in internal weekly conference calls regarding Purchase and Sale Agreement procedures and next step.	0.50	75.00
07/18/2025	KM	Team call regarding change in procedures.	0.50	225.00
07/18/2025	KM	Attended call to discuss Lefever bankruptcy case and how to move going forward.	0.50	225.00
07/18/2025	LMT	Weekly internal call.	0.50	400.00
07/19/2025	MVB	Review and streamline SOP to update for interim fee hearing outcome and mandate.	1.20	960.00
07/21/2025	MVB	Multiple correspondences with client requesting handling of residential agreements by SSL and addressing scope of work excluding residential Purchase and Sale Agreements.	0.30	240.00
07/21/2025	MVB	Analyze work parameters based on interim fee application hearing.	0.30	240.00
07/21/2025	MVB	Draft email correspondence to team outlining scope of work excluded and permitted pursuant to hearing and Court Order.	0.40	320.00
07/21/2025	MVB	Internal conferences regarding reduced scope of work.	0.80	640.00
07/22/2025	MVB	Analyze defining scope of services for commercial closings.	0.30	240.00

07/23/2025	MVB	Draft email updating SOP per expected Court order and guidance from hearing.	0.20	160.00
07/23/2025	MVB	Correspondence with client to remove SSL from all residential emails except as required for specific title or legal issues.	0.20	160.00
07/24/2025	MVB	Analyze and confer regarding deal tracking.	0.20	160.00
07/24/2025	MVB	Confer regarding management of high volume of broker calls.	0.30	240.00
07/25/2025	CC	SSL internal weekly call.	0.60	90.00
07/25/2025	LMT	Weekly internal call.	0.60	480.00
07/25/2025	MVB	Review and update LeFever distribution email for incoming deals and team wide inquiries and confer regarding same.	0.20	160.00
07/25/2025	SS	Team call regarding Purchase and Sale Agreement process and deals.	0.60	480.00
07/28/2025	MVB	Update SOP for lawyer use.	0.60	480.00
07/29/2025	MVB	Confer regarding tracking of deals and process for updating tracker.	0.30	240.00
07/30/2025	MVB	Coordinate further weekly tracking of deals.	0.30	240.00
07/31/2025	MVB	Analyze questions regarding latest small asset form.	0.30	240.00

Sub-total Fees: \$8,435.00

Client Services - No Charge: (\$8,435.00)

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.50	Hours	\$450.00/hr	675.00
Maria V. Bernstein	Partner	MVB	6.70	Hours	\$800.00/hr	5,360.00
Sally Shekou	Partner	SS	0.60	Hours	\$800.00/hr	480.00
Lisa M. Travaglini	Partner	LMT	2.10	Hours	\$800.00/hr	1,680.00
Cherri Caro	Paralegal	CC	1.60	Hours	\$150.00/hr	240.00
Total hours:			12.50			\$8,435.00

Total Now Due: \$0.00



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

Invoice No.: 186046

Invoice Date: 7/31/2025

Amount Due: \$0.00

RE: 4476-00067 / LFM Client Services- Chapter 11

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:
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San Francisco, CA 94104

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

July 31, 2025
Invoice: 186047

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$120.00

RE: 4476-00068 / *Valley Oak, 7210/7212 Grady Drive, Citrus Heights, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/08/2025	HC	Review Cancellation for 7210-7212 Grady Drive.	0.20	120.00
			Sub-total Fees:	\$120.00

Timekeeper Summary

Hannah Cooper	Associate	HC	0.20	Hours	\$600.00/hr	120.00
			Total hours:	0.20		\$120.00
						Total Current Billing: \$120.00
						Total Now Due: \$120.00

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.: 186047
Invoice Date: 7/31/2025

Amount Due: \$120.00

RE: 4476-00068 / Valley Oak, 7210/7212 Grady Drive, Citrus Heights, CA; Purchase and Sale 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
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 Los Angeles, CA 90071-1544

July 31, 2025
 Invoice: 186048

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$420.00

RE: 4476-00070 / 802, 830-848, 520/530/532 Studley Street, Sonoma,
 CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/16/2025	MVB	Review, analyze and respond to questions regarding closing documents and Declaration for closing 830-848 Studley.	0.30	240.00
07/17/2025	HC	Review disclosure documents for 830-848 Studley Street and approve via DocuSign.	0.30	180.00
			Sub-total Fees:	<u>\$420.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.30	Hours	\$800.00/hr	240.00
Hannah Cooper	Associate	HC	0.30	Hours	\$600.00/hr	180.00
		Total hours:	0.60			\$420.00
					Total Current Billing:	\$420.00
					Total Now Due:	\$420.00



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Los Angeles, CA 90071-1544

Invoice No.: 186048
Invoice Date: 7/31/2025

Amount Due: \$420.00

RE: 4476-00070 / 802, 830-848, 520/530/532 Studley Street, Sonoma, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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July 31, 2025
 Invoice: 186049

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$160.00

RE: 4476-00072 / *Valley Oak, 5513/5515, 5521/5523, 5537/5539*
Missie Way, Sacramento, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/21/2025	MVB	Correspondence with KBK regarding Sale Order for 5521 Missie Way.	0.20	160.00
			Sub-total Fees:	\$160.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.20	Hours	\$800.00/hr	160.00
		Total hours:	0.20			
						\$160.00
				Total Current Billing:		\$160.00
				Total Now Due:		\$160.00



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Invoice No.: 186049

Invoice Date: 7/31/2025

Amount Due: \$160.00

RE: 4476-00072 / Valley Oak, 5513/5515, 5521/5523, 5537/5539 Missie Way, Sacramento, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186050

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,440.00

RE: 4476-00073 / 7339-7341 Arleta Court, Sacramento, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/01/2025	HC	Review Purchase and Sale Agreement and Offer Package for 7308-7310 Arleta Court; correspondence with V. Remulla regarding missing initial.	0.40	240.00
07/02/2025	HC	Correspondence with V. Remulla regarding status of revised title report and execution status of Purchase and Sale Agreement for 7308-7310 Arleta Court.	0.30	180.00
07/02/2025	HC	Facilitate execution of Purchase and Sale Agreement for 7308-7310 Arleta Court.	0.10	60.00
07/02/2025	HC	Review disclosure package for 7308-7310 Arleta Court; update Lead disclosure.	0.40	240.00
07/02/2025	HC	Correspondence with V. Remulla regarding revisions to 7308-7310 Arleta Court disclosures and issue with exempt seller disclosure form.	0.30	180.00
07/07/2025	HC	Review Extension of Time Amendment for 7304-07306 Arleta Court for the loan.	0.30	180.00
07/07/2025	HC	Review revised Disclosures for 7308-7310 Arleta Court and correspondence regarding execution.	0.40	240.00
07/14/2025	HC	Review Request for Repair for 7304 Arleta Court.	0.20	120.00
			Sub-total Fees:	\$1,440.00

Timekeeper Summary

Hannah Cooper	Associate	HC	2.40	Hours	\$600.00/hr	1,440.00
			Total hours:	2.40		\$1,440.00

Total Current Billing: \$1,440.00

Total Now Due: \$1,440.00



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.: 186050
Invoice Date: 7/31/2025

Amount Due: \$1,440.00

RE: 4476-00073 / 7339-7341 Arleta Court, Sacramento, CA; Purchase and Sale 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

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PLEASE REMIT CHECK PAYMENTS TO:

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1 Post Street, Suite 2100
San Francisco, CA 94104

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

July 31, 2025
 Invoice: 186051

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$240.00

RE: 4476-00074 / *Legal Advice on Tenant Issues for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/15/2025	SS	Review Purchase and Sale Agreement regarding employee rental units issue.	0.30	240.00
			Sub-total Fees:	\$240.00

Timekeeper Summary

Sally Shekou	Partner	SS	0.30	Hours	\$800.00/hr	240.00
			Total hours:	0.30		\$240.00
						Total Current Billing: \$240.00
						Total Now Due: \$240.00



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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.: 186051

Invoice Date: 7/31/2025

Amount Due: \$240.00

RE: 4476-00074 / *Legal Advice on Tenant Issues for LeFever Mattson Portfolio*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
Account No.: 325000568191
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LeFever Mattson
 c/o Development Specialists, Inc.
 333 S. Grand Avenue, Suite 4100
 Los Angeles, CA 90071-1544

July 31, 2025
 Invoice: 186052

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$120.00

RE: 4476-00075 / 596 3rd Street East, Sonoma CA; Purchase and Sale
 Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/14/2025	HC	Review Exempt Seller Disclosure for 596 3rd Street.	0.20	120.00
			Sub-total Fees:	\$120.00

Timekeeper Summary

Hannah Cooper	Associate	HC	0.20	Hours	\$600.00/hr	120.00
			Total hours:	0.20		\$120.00
						Total Current Billing: \$120.00
						Total Now Due: \$120.00



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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.: 186052
Invoice Date: 7/31/2025

Amount Due: \$120.00

RE: 4476-00075 / 596 3rd Street East, Sonoma CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
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c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186053

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$960.00

RE: 4476-00076 / 258 Lorraine Boulevard, San Leandro, CA; Title
Matters and Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/14/2025	HC	Review Purchase and Sale Agreement and Addenda for 258 Lorraine and multiple correspondence with A. Gerace regarding offer expiration and addendum.	0.70	420.00
07/15/2025	HC	Review Purchase and Sale Agreement and offer package for 258 Lorraine and multiple correspondence with A. Gerace regarding expiration date issue.	0.70	420.00
07/15/2025	HC	Facilitate execution of Purchase and Sale Agreement and offer package via DocuSign.	0.20	120.00
			Sub-total Fees:	\$960.00

Timekeeper Summary

Hannah Cooper	Associate	HC	1.60	Hours	\$600.00/hr	960.00
			Total hours:	1.60		\$960.00
						Total Current Billing: \$960.00
						Total Now Due: \$960.00



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

Invoice No.: 186053
Invoice Date: 7/31/2025

Amount Due: \$960.00

RE: 4476-00076 / 258 Lorraine Boulevard, San Leandro, CA; Title Matters and Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

July 31, 2025
Invoice: 186054

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,280.00

RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA;
Preparation and Filing of Lien for Payment; Graham Reid

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
07/31/2025	MVB	Analyze email regarding notice bankruptcy of third-party owner of 5533 Missie for collection of debt owed to LeFever Mattson.	0.60	480.00
07/31/2025	MVB	Review prior correspondence with client and FTI regarding collection of Management Agreement Fees for 5533 Missie.	0.40	320.00
07/31/2025	MVB	Correspondence with FTI and KBK regarding options for collecting debt at 5533 Missie.	0.30	240.00
07/31/2025	SS	Review correspondence regarding foreclosure and call with G. Albert regarding same.	0.30	240.00
Sub-total Fees:				<u>\$1,280.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.30	Hours	\$800.00/hr	1,040.00
Sally Shekou	Partner	SS	0.30	Hours	\$800.00/hr	240.00
		Total hours:	1.60			
						\$1,280.00
				Total Current Billing:		\$1,280.00
				Total Now Due:		\$1,280.00



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billing@sslfirm.com

Tax ID Number: 94-3397499

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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.: 186054
Invoice Date: 7/31/2025

Amount Due: \$1,280.00

RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA; Preparation and Filing of Lien for Payment;
Graham Reid

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
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LeFever Mattson
 c/o Development Specialists, Inc.
 333 S. Grand Avenue, Suite 4100
 Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186055

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$5,600.00

RE: 4476-00003 / *Purchase and Sale Agreement and Related Forms*
For LeFever Mattson Property Sales

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/15/2025	MVB	Analyze update to auction overbid procedures attached to Purchase and Sale Agreement forms and confirm limited revisions to sale order form.	0.80	640.00
08/15/2025	MVB	Further review and analyze existing Section 6(b) and other related sections of form Purchase and Sale Agreement form and draft revisions to same to update base on prior deal negotiations.	0.90	720.00
08/18/2025	MVB	Draft new form revisions to Purchase and Sale Agreement.	0.60	480.00
08/18/2025	MVB	Review and analyze additional proposed revisions to Purchase and Sale Agreement forms received from FTI.	0.10	80.00
08/19/2025	MVB	Further review and approve updates to Purchase and Sale Agreement forms.	0.40	320.00
08/26/2025	MVB	Correspondence with FTI and DSI regarding general request for Purchase and Sale Agreements updated forms.	0.20	160.00
08/27/2025	MVB	Revise form Purchase and Sale Agreement to streamline contingency provisions and designated contract chart format and address requested revisions of auction procedures as requested by FTI and DSI.	0.60	480.00
08/27/2025	MVB	Analyze further FTI revisions to designated contracts chart and related provisions in Purchase and Sale Agreement form.	0.30	240.00
08/27/2025	MVB	Correspondence with FTI and DSI regarding proposed revisions to large-asset form of Purchase and Sale Agreement.	0.40	320.00
08/27/2025	MVB	Analyze and make additional revisions to designated contract chart in form Purchase and Sale Agreements per FTI and DSI request.	0.60	480.00
08/27/2025	MVB	Review and revise apartment Purchase and Sale Agreement form to incorporate changes to due diligence provisions and designated contract and cure cost language.	1.10	880.00
08/27/2025	MVB	Correspondence with FTI regarding changes to form Purchase and Sale Agreements and requesting KBK approval of changes	0.10	80.00

affecting information for Sale Order.

08/29/2025	MVB	Further multiple correspondence with FTI regarding updates to Purchase and Sale Agreement form and related Amendment form for designated contract and forms.	0.60	480.00
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08/29/2025	MVB	Multiple correspondence with FTI and DSI regarding finalization of Purchase and Sale Agreement form changes regarding backup-bidder approach for the auction.	0.30	240.00
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Sub-total Fees:	<u>\$5,600.00</u>
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Timekeeper Summary

Maria V. Bernstein Partner

MVB	<u>7.00</u>	Hours	\$800.00/hr	<u>5,600.00</u>
Total hours:	7.00			\$5,600.00

Total Current Billing:	<u>\$5,600.00</u>
------------------------	-------------------

Total Now Due: \$5,600.00



1 POST STREET, SUITE 2100
SAN FRANCISCO, CA 94104
TELEPHONE: 415.814.6400
FACSIMILE: 415.814.6401
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Tax ID Number: 94-3397499

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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.: 186055
Invoice Date: 8/31/2025

Amount Due: \$5,600.00

RE: 4476-00003 / *Purchase and Sale Agreement and Related Forms For LeFever Mattson Property Sales*

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

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

August 31, 2025

Invoice: 186056

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$2,845.00

RE: 4476-00015 / *Title Review and Legal Analysis For LeFever
Mattson Property Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Correspondence with FTI regarding executed Settlement Statements from title/escrow.	0.10	80.00
08/01/2025	MVB	Correspondence with KBK and FTI regarding next steps to cure title defect for 1130 Pear Tree Lane.	0.10	80.00
08/01/2025	MVB	Analyze chain of title and recording issues for 1130 Pear Tree Lane to respond to KBK and FTI.	0.20	160.00
08/11/2025	MVB	Review and analyze escrow and title issues for various property closings.	0.30	240.00
08/11/2025	MVB	Draft email regarding title-related items to be supplied by the title company for commercial closings.	0.20	160.00
08/12/2025	MVB	Correspondence with title company regarding revised closing procedures.	0.10	80.00
08/12/2025	MVB	Analyze regulatory issues impeding issuance of title insurance without a Purchase and Sale Agreement fully executed by all parties and other alternative approaches.	0.40	320.00
08/20/2025	MVB	Review preliminary title report for 520 Capitol Mall.	0.80	640.00
08/20/2025	MVB	Correspondence with title company requesting update of expired title report links and coordinate restoration to ensure uninterrupted access to title reports.	0.20	160.00
08/21/2025	MVB	Confirm use of correct grant deed form for distribution to parties for all closings.	0.30	240.00
08/21/2025	MVB	Review prior emails regarding property title issues in connection with approval of new Buyers and deals from FTI.	0.20	160.00
08/22/2025	MVB	Correspondence with title company regarding general corrections to grant deeds and provide corrected form.	0.20	160.00
08/25/2025	MVB	Correspondence with DSI and FTI regarding approved grant deed forms to substitute in Closing Documents and confirmation of transfer tax with title company.	0.30	240.00

08/26/2025	KM	Reviewed and responded to email correspondence from Rae Osborne at Lefever regarding form deeds for upcoming closings.	0.10	45.00
08/27/2025	MVB	Correspondence with title company regarding closing matters.	0.10	80.00
Sub-total Fees:				<u>\$2,845.00</u>

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	0.10	Hours	\$450.00/hr	45.00
Maria V. Bernstein	Partner	MVB	3.50	Hours	\$800.00/hr	2,800.00
Total hours:			<u>3.60</u>			<u>\$2,845.00</u>
Total Current Billing:						<u>\$2,845.00</u>
Total Now Due:						\$2,845.00



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

Invoice No.: 186056
Invoice Date: 8/31/2025

Amount Due: \$2,845.00

RE: 4476-00015 / Title Review and Legal Analysis For LeFever Mattson Property Portfolio

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
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San Francisco, CA 94104

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

August 31, 2025

Invoice: 186057

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$6,590.00

RE: 4476-00016 / *Analysis of Vesting Deed Issues for LeFever
Mattson Property Sales*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Advise client on impact of unrecorded grant deed on title.	0.10	80.00
08/01/2025	MVB	Review email from C. Stringfield (underwriter) regarding stipulation with R. Meyer addressing Purchase and Sale Agreement/deed execution requirements and bankruptcy court directives on proceeds and potential objection/notice.	0.10	80.00
08/04/2025	MVB	Correspondence with title company regarding reliance on R. Meyers stipulation and execution of grant deed and other closing documents.	0.60	480.00
08/04/2025	MVB	Analyze title and closing requirements for R. Meyers properties and questions from KBK regarding same and stipulation for same.	0.40	320.00
08/06/2025	MVB	Analyze closing risks and outline options with KBK to determine how to proceed with sales of R. Meyers involved properties if she won't sign a Purchase and Sale Agreement for each.	0.50	400.00
08/06/2025	MVB	Correspondence with title company regarding insurer requirements for a minority owner and to challenge the need for R. Meyers' execution of a Purchase and Sale Agreement given stipulation and willingness to execute other Closing Documents for her fee interest.	0.20	160.00
08/07/2025	MVB	Review and analyze title insurance obstacles and referrals to other title company options for R. Meyers properties to compare alternatives.	0.80	640.00
08/11/2025	MVB	Correspondences and call with closing coordinator regarding title/vesting and other title issues to consult on and provide additional information developed to facilitate closings.	0.70	560.00
08/12/2025	BV	Analyze Title Company Purchase and Sale Agreement requirements for insuring title on R. Meyers transfers.	0.60	270.00
08/12/2025	MVB	Confer with KBK and analyze First American as alternative title company for R. Meyers properties.	0.90	720.00

Property Sales

08/12/2025	MVB	Continue to analyze issue regarding insurability of R. Meyers properties and interest without her execution of a Purchase and Sale Agreement and alternatives to same.	0.60	480.00
08/12/2025	MVB	Correspondence with and further discussion and analysis of First American Title Company underwriter response to request to review R. Meyers issues and insurability.	1.60	1,280.00
08/12/2025	MVB	Correspondence with KBK regarding Commonwealth Title position on insurability of R. Meyers' interest and regulatory considerations raised by First American Title Company communications for tenancy in common sales.	0.20	160.00
08/12/2025	MVB	Review and analyze R. Meyers proposed stipulation and order to advise on necessary revisions and next steps for negotiation with title company or new title company.	0.60	480.00
08/20/2025	MVB	Review APN and vesting tracker regarding ownership entities and lender information to analyze same in connection with team questions.	0.30	240.00
08/21/2025	MVB	Further coordinate with title company regarding updating expired title reports and review updated vesting spreadsheet for portfolio.	0.30	240.00
			Sub-total Fees:	<u>\$6,590.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	7.90	Hours	\$800.00/hr	6,320.00
Betsy Veverka	Real Estate Specialist	BV	0.60	Hours	\$450.00/hr	270.00
			Total hours:	8.50		<u>\$6,590.00</u>
						Total Current Billing: <u>\$6,590.00</u>
						Total Now Due: \$6,590.00



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

Invoice No.: 186057
Invoice Date: 8/31/2025

Amount Due: \$6,590.00

RE: 4476-00016 / *Analysis of Vesting Deed Issues for LeFever Mattson Property Sales*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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LeFever Mattson
c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186058

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$240.00

RE: 4476-00022 / 1841 Quail Meadows Circle, Vacaville, CA;
Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/04/2025	MVB	Review and analyze updates and attachments on ALTA/NSPS survey status and Buyer objections and concerns regarding same.	0.30	240.00
			Sub-total Fees:	\$240.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.30	Hours	\$800.00/hr	240.00
		Total hours:	0.30			
						\$240.00
				Total Current Billing:		\$240.00
				Total Now Due:		\$240.00



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Return with Payment

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

Invoice No.: 186058
Invoice Date: 8/31/2025

Amount Due: \$240.00

RE: 4476-00022 / 1841 Quail Meadows Circle, Vacaville, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Swift Code (foreign): BOFAUS6S
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PLEASE REMIT CHECK PAYMENTS TO:

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

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

August 31, 2025
Invoice: 186059

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,680.00

RE: 4476-00035 / 500 Jackson Street, Fairfield, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/18/2025	KM	Prepare Notice to Tenants, Bill of Sale and Assignment of Leases and Intangible Property.	1.20	540.00
08/18/2025	MVB	Correspondence with title company and FTI regarding corrections to Jackson grant deed prepared by title company.	0.30	240.00
08/18/2025	MVB	Correspondence with FTI and LFM requesting updated assignment schedules for Jackson closing documents.	0.10	80.00
08/18/2025	MVB	Further review executed warranty deed prepared by title company for 500 Jackson to determine acceptability of title company changes from approved grant deed.	0.40	320.00
08/18/2025	MVB	Correspondence with FTI and title company regarding closing deliverables for Jackson.	0.50	400.00
08/18/2025	MVB	Continue to review and analyze revised Jackson grant deed and re-execution of correct deed.	0.30	240.00
08/19/2025	MVB	Review outstanding Seller closing documents and confer with title company and FTI and DSI regarding closing requirements for an August 21 Closing.	0.10	80.00
08/20/2025	SF	Research New Owner disclosures.	1.20	900.00
08/21/2025	MVB	Correspondence with title company to coordinate timely closing and confirm receipt of Buyer funds.	0.80	640.00
08/22/2025	MVB	Correspondence with title company regarding closing of 500 Jackson, distribution of closing documents and recording of Grant Deed.	0.30	240.00
			Sub-total Fees:	\$3,680.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.20	Hours	\$450.00/hr	540.00
Maria V. Bernstein	Partner	MVB	2.80	Hours	\$800.00/hr	2,240.00

Stephanie Foster	Senior Counsel	SF	<u>1.20</u>	Hours	\$750.00/hr	<u>900.00</u>
		Total hours:	<u>5.20</u>			\$3,680.00
					Total Current Billing:	<u>\$3,680.00</u>
					Total Now Due:	\$3,680.00



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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.: 186059
Invoice Date: 8/31/2025

Amount Due: \$3,680.00

RE: 4476-00035 / 500 Jackson Street, Fairfield, CA; Purchase and Sale 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

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Los Angeles, CA 90071-1544

August 31, 2025
Invoice: 186060

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,360.00

RE: 4476-00037.2 / *Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Correspondence with FTI regarding updated offer for Le French Quarter and new Purchase and Sale Agreement draft.	0.10	80.00
08/05/2025	MVB	Review Buyer's requested changes for Le French Quarter and advise regarding revisions to Purchase and Sale Agreement for same.	0.20	160.00
08/08/2025	LMT	Prepare initial draft of Purchase and Sale Agreement.	1.30	1,040.00
08/11/2025	MVB	Correspondence with client and FTI regarding using new Purchase and Sale Agreement for Le French Quarter.	0.10	80.00
			Sub-total Fees:	<u>\$1,360.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.40	Hours	\$800.00/hr	320.00
Lisa M. Travaglini	Partner	LMT	1.30	Hours	\$800.00/hr	1,040.00
		Total hours:	1.70			<u>\$1,360.00</u>
					Total Current Billing:	<u>\$1,360.00</u>
Total Now Due:						\$1,360.00



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

Invoice No.: 186060
Invoice Date: 8/31/2025

Amount Due: \$1,360.00

RE: 4476-00037.2 / *Le French Quarter, 170-182 1st Street E, Sonoma, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025
Invoice: 186061

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$2,640.00

RE: 4476-00038.1 / *Sharis Apartments, 453 A Fleming Avenue E, Vallejo, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/07/2025	LMT	Prepare initial draft of Purchase and Sale Agreement.	1.10	880.00
08/07/2025	MVB	Review and analyze request for Purchase and Sale Agreement for 453 Fleming (Sharis Apartments).	0.20	160.00
08/07/2025	MVB	Analyze offer recommendation on 453 Fleming E (Sharis Apartments) and use of prior draft Purchase and Sale Agreement for new deal.	0.50	400.00
08/08/2025	LMT	Finalize initial draft of Purchase and Sale Agreement.	0.40	320.00
08/22/2025	LMT	Review new Buyer's comments to Purchase and Sale Agreement; revise Purchase and Sale Agreement pursuant to acceptable Buyer comments.	0.80	640.00
08/26/2025	LMT	Revise Purchase and Sale Agreement pursuant to comments from FTI and client.	0.30	240.00
			Sub-total Fees:	\$2,640.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.70	Hours	\$800.00/hr	560.00
Lisa M. Travaglini	Partner	LMT	2.60	Hours	\$800.00/hr	2,080.00
			Total hours:	3.30		\$2,640.00
						Total Current Billing: \$2,640.00

Total Now Due: \$2,640.00



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Tax ID Number: 94-3397499

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Return with Payment

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

Invoice No.: 186061
Invoice Date: 8/31/2025

Amount Due: \$2,640.00

RE: 4476-00038.1 / *Sharis Apartments, 453 A Fleming Avenue E, Vallejo, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

August 31, 2025

Invoice: 186062

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$2,875.00

RE: 4476-00039 / *Vaca Villa Apartments, 370 Butcher Road,
Vacaville, CA; Purchase and Sale Agreement; Guangyu Zhang,
Xiangwen Lu, Margaret Lu*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/04/2025	CG	Correspondence and call with Buyer regarding property code violations and Property condition.	0.20	150.00
08/05/2025	MVB	Review and analyze Buyer's title objection notice.	0.40	320.00
08/05/2025	MVB	Correspondence regarding ALTA/NSPS survey and revised zoning report for 370 Butcher Road.	0.20	160.00
08/08/2025	CG	Correspondence regarding Buyer contract assignee requirements.	0.20	150.00
08/08/2025	MVB	Correspondence regarding Buyer assignee identity and transaction details.	0.20	160.00
08/11/2025	MVB	Correspondence with Buyer and KBK regarding Buyer request to close in a newly formed LLC as assignee to advise on contractual alternatives to amending the Sale Order.	0.30	240.00
08/11/2025	MVB	Call with KBK regarding issue with post-Sale Order entry assignment of Purchase and Sale Agreement by Buyer.	0.20	160.00
08/19/2025	CG	Correspondence with FTI and client regarding closing status and document drafting.	0.20	150.00
08/19/2025	KM	Prepare closing documents as required by Purchase and Sale Agreement for anticipated closing.	1.00	450.00
08/21/2025	CG	Correspondence with FTI and client regarding closing documents and timing.	0.20	150.00
08/22/2025	CG	Call and correspondence regarding closing documents and timing.	0.20	150.00
08/22/2025	KM	Correspondence with FTI and client regarding upcoming closing process.	0.10	45.00
08/22/2025	KM	Correspondence with FTI regarding closing.	0.10	45.00
08/22/2025	MVB	Review and approve closing document package.	0.30	240.00
08/25/2025	KM	Prepared correspondence attaching proposed closing documents and circulate to client and FTI.	0.20	90.00

08/25/2025	MVB	Correspondence with client regarding closing document package.	0.10	80.00
08/28/2025	KM	Correspondence with R. Osborne concerning status of closing and anticipated closing date.	0.10	45.00
08/29/2025	KM	Correspondence with R. Osborne regarding court approval for closing and update deal tracker.	0.20	90.00

Sub-total Fees: \$2,875.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.70	Hours	\$450.00/hr	765.00
Maria V. Bernstein	Partner	MVB	1.70	Hours	\$800.00/hr	1,360.00
Chrysanthé Gussis	Of Counsel	CG	1.00	Hours	\$750.00/hr	750.00
Total hours:			4.40			\$2,875.00

Total Current Billing: \$2,875.00

Total Now Due: \$2,875.00



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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.: 186062

Invoice Date: 8/31/2025

Amount Due: \$2,875.00

RE: 4476-00039 / Vaca Villa Apartments, 370 Butcher Road, Vacaville, CA; Purchase and Sale Agreement;
Guangyu Zhang, Xiangwen Lu, Margaret Lu

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

August 31, 2025

Invoice: 186063

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$450.00

RE: 4476-00040 / *The Broadway, 1161-1167 Broadway, Sonoma, CA;*
Reciprocal Easement Agreement and Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/20/2025	KM	Prepare proposed closing documents as required by Purchase and Sale Agreement for anticipated closing.	1.00	450.00
			Sub-total Fees:	\$450.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
			Total hours:	1.00		\$450.00
						Total Current Billing: \$450.00
						Total Now Due: \$450.00



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Return with Payment

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

Invoice No.: 186063

Invoice Date: 8/31/2025

Amount Due: \$450.00

RE: 4476-00040 / *The Broadway, 1161-1167 Broadway, Sonoma, CA; Reciprocal Easement Agreement and Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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Swift Code (US): BOFAUS3N
Swift Code (foreign): BOFAUS6S
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c/o Development Specialists, Inc.
333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186064

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$825.00

RE: 4476-00041 / 905 Broadway Street, Fairfield, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/19/2025	KM	Prepare closing documents as required by Purchase and Sale Agreement for anticipated upcoming closing.	1.00	450.00
08/22/2025	MVB	Review and approve closing document package for 905 Broadway.	0.10	80.00
08/25/2025	KM	Prepare and circulate revised closing documents to client and FTL.	0.30	135.00
08/25/2025	MVB	Correspondence with client regarding closing document package for 905 Broadway.	0.20	160.00
			Sub-total Fees:	<u>\$825.00</u>

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.30	Hours	\$450.00/hr	585.00
Maria V. Bernstein	Partner	MVB	0.30	Hours	\$800.00/hr	240.00
			Total hours:	1.60		<u>\$825.00</u>
						Total Current Billing: <u>\$825.00</u>
						Total Now Due: \$825.00



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Tax ID Number: 94-3397499

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

Invoice No.: 186064
Invoice Date: 8/31/2025

Amount Due: \$825.00

RE: 4476-00041 / 905 Broadway Street, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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San Francisco, CA 94104

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

August 31, 2025

Invoice: 186065

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$985.00

RE: 4476-00042 / 501-523 Carpenter Street, Fairfield, CA; Purchase
and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/19/2025	KM	Prepare closing documents as required by Purchase and Sale Agreement for anticipated upcoming closing.	1.00	450.00
08/22/2025	MVB	Review and approve closing document package for Carpenter Street.	0.30	240.00
08/25/2025	KM	Circulate revised closing documents to client and FTI.	0.30	135.00
08/25/2025	MVB	Correspondence with client regarding closing document package for Carpenter Street.	0.20	160.00
			Sub-total Fees:	\$985.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.30	Hours	\$450.00/hr	585.00
Maria V. Bernstein	Partner	MVB	0.50	Hours	\$800.00/hr	400.00
			Total hours:	1.80		\$985.00

Total Current Billing: \$985.00

Total Now Due: \$985.00



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

Invoice No.: 186065
Invoice Date: 8/31/2025

Amount Due: \$985.00

RE: 4476-00042 / 501-523 Carpenter Street, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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Los Angeles, CA 90071-1544

August 31, 2025
Invoice: 186066

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$5,585.00

RE: 4476-00043 / Woodcreek Plaza, 7456 Foothills Road, Roseville,
CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/05/2025	MVB	Correspondence with Buyer's counsel and title company regarding overbid request.	0.40	320.00
08/05/2025	MVB	Correspondence with title company and KBK regarding overbid procedures and return of earnest money deposits in overbid situation and to confirm that the original Buyer's deposit remains in escrow.	0.40	320.00
08/06/2025	MVB	Correspondence with title company regarding deal escrow file and holding instructions with auction and overbid process.	0.10	80.00
08/06/2025	MVB	Correspondence with title company regarding new Buyer and escrow holding instructions for deposit.	0.10	80.00
08/07/2025	MVB	Review and analyze holding escrow agreement.	0.30	240.00
08/07/2025	MVB	Multiple correspondence with title company and opposing counsel regarding holding escrow instructions.	0.40	320.00
08/07/2025	MVB	Correspondence with KBK and title company regarding Buyer's Declaration.	0.10	80.00
08/08/2025	MVB	Correspondence with title company and KBK regarding receipt of deposit funds from new Buyer and regarding overbid process and next steps.	0.20	160.00
08/11/2025	MVB	Review Purchase and Sale Agreement and Buyer's contingency-waiver for assignment election provisions.	0.40	320.00
08/11/2025	MVB	Analyze next steps for handling assignment of Purchase and Sale Agreement post-sales order entry.	0.10	80.00
08/11/2025	MVB	Correspondence with Buyer regarding his questions about next steps for assignment.	0.10	80.00
08/11/2025	MVB	Further correspondence with FTI regarding assignee options, Buyer request for advice, and ethical communication protocol to advise Buyer on same in furtherance of closing.	0.20	160.00
08/11/2025	MVB	Correspondence with FTI and KBK assignment issues.	0.20	160.00

08/18/2025	CG	Correspondence and call with KBK, broker and Buyer regarding auction procedures.	0.30	225.00
08/19/2025	CG	Correspondence with KBK regarding auction and closing timing.	0.20	150.00
08/19/2025	KM	Prepare proposed closing documents as required by Purchase and Sale Agreement for anticipated upcoming closing.	1.00	450.00
08/21/2025	CG	Correspondence and call with G. Albert regarding auction results and next steps.	0.30	225.00
08/21/2025	MVB	Correspondence with KBK and FTI regarding status and identification of new Buyer, and to coordinate closing logistics.	0.40	320.00
08/22/2025	CG	Review Buyer assignment rights and correspondence with KBK regarding same.	0.30	225.00
08/22/2025	CG	Correspondence re transaction status and closing documents.	0.20	150.00
08/22/2025	MVB	Correspondence with title company regarding replacing executed grant deed due to Buyer changes to same.	0.20	160.00
08/22/2025	MVB	Review and approve closing document package.	0.40	320.00
08/25/2025	KM	Correspondence with client and FTI regarding closing documents.	0.10	45.00
08/25/2025	MVB	Correspondence with FTI and KBK regarding proposed closing documents and Buyer entity details.	0.20	160.00
08/26/2025	CG	Correspondence with KBK regarding Buyer assignment right and documentation and review of Purchase and Sale Agreement regarding same.	0.30	225.00
08/26/2025	CG	Review correspondence from FTI regarding auction procedures and related original buyer obligations under Purchase and Sale Agreement and correspondence regarding same.	0.30	225.00
08/27/2025	CG	Call and correspondence regarding Buyer's obligations during auction process and FTI comments and review Purchase and Sale Agreement regarding same.	0.30	225.00
08/28/2025	MVB	Review Sales Notice reflecting corrected Buyer entity name due to assignment.	0.10	80.00
			Sub-total Fees:	\$5,585.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.10	Hours	\$450.00/hr	495.00
Maria V. Bernstein	Partner	MVB	4.30	Hours	\$800.00/hr	3,440.00
Chrysanthe Gussis	Of Counsel	CG	2.20	Hours	\$750.00/hr	1,650.00
			Total hours:	7.60		\$5,585.00
						Total Current Billing: \$5,585.00
						Total Now Due: \$5,585.00



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.: 186066
Invoice Date: 8/31/2025

Amount Due: \$5,585.00

RE: 4476-00043 / Woodcreek Plaza, 7456 Foothills Road, Roseville, CA; Purchase and Sale 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

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SSL LAW FIRM LLP
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San Francisco, CA 94104

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

August 31, 2025
Invoice: 186067

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$4,560.00

RE: 4476-00044 / Tradewinds Apartments, 1189 Dana Drive,
Fairfield, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/04/2025	LMT	Prepare initial draft of Purchase and Sale Agreement with new Buyer.	1.60	1,280.00
08/04/2025	MVB	Correspondence with DSI and FTI regarding exhibit revisions and transmittal of revised Purchase and Sale Agreement to release to broker and Buyer.	0.20	160.00
08/04/2025	MVB	Review and analyze approval of sale and drafting timeline for Tradewinds transaction.	0.30	240.00
08/15/2025	LMT	Review Buyer's comments to Purchase and Sale Agreement and prepare issues memorandum for review and response by FTI.	1.20	960.00
08/18/2025	LMT	Revise Purchase and Sale Agreement pursuant to Buyer's comments and FTI feedback.	1.60	1,280.00
08/22/2025	LMT	Finalize Purchase and Sale Agreement for execution.	0.40	320.00
08/25/2025	LMT	Revise Purchase and Sale Agreement pursuant to FTI comments.	0.40	320.00
Sub-total Fees:				\$4,560.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.50	Hours	\$800.00/hr	400.00
Lisa M. Travaglini	Partner	LMT	5.20	Hours	\$800.00/hr	4,160.00
Total hours:			5.70			\$4,560.00
Total Current Billing:						\$4,560.00
Total Now Due:						\$4,560.00



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Tax ID Number: 94-3397499

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

Invoice No.: 186067
Invoice Date: 8/31/2025

Amount Due: \$4,560.00

RE: 4476-00044 / Tradewinds Apartments, 1189 Dana Drive, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
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San Francisco, CA 94104

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

August 31, 2025
Invoice: 186068

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,570.00

RE: 4476-00045 / *Country Glen Apartments, 7575 Power Inn Road,
Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Correspondence with FTI and Brokers regarding Buyer's comments to First Amendment and Seller's position regarding addition of cross-default and cross-contingency language.	0.20	160.00
08/01/2025	MVB	Revise First Amendment further to address Buyer cross-default concerns.	0.30	240.00
08/01/2025	MVB	Correspondence with FTI and DSI regarding Buyer cross-default concerns for Country Glen.	0.20	160.00
08/04/2025	MVB	Correspondence with FTI and DSI regarding contingency waiver dates and to circulate updated First Amendment to brokers for release to Buyer.	0.10	80.00
08/04/2025	MVB	Further review and revise First Amendment for Country Glen to conform cross-contingency/cross-default provisions to address further comments.	0.40	320.00
08/18/2025	MVB	Review and analyze questions regarding utility transfer at closing and potential tenant impact.	0.20	160.00
08/20/2025	KM	Prepare closing documents for anticipated upcoming closing.	1.00	450.00
			Sub-total Fees:	\$1,570.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
Maria V. Bernstein	Partner	MVB	1.40	Hours	\$800.00/hr	1,120.00
			Total hours:	2.40		\$1,570.00
						Total Current Billing: \$1,570.00
						Total Now Due: \$1,570.00



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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.: 186068
Invoice Date: 8/31/2025

Amount Due: \$1,570.00

RE: 4476-00045 / *Country Glen Apartments, 7575 Power Inn Road, Sacramento, CA; Purchase and Sale 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
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 333 S. Grand Avenue, Suite 4100
 Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186069

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$525.00

RE: 4476-00046 / *Courtyard Cottages Apartments, 7337 Power Inn Road, Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	CG	Correspondence regarding contract cross contingencies.	0.10	75.00
08/20/2025	KM	Prepare closing documents for anticipated upcoming closing.	1.00	450.00
Sub-total Fees:				<u>\$525.00</u>

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
Chrysanthe Gussis	Of Counsel	CG	0.10	Hours	\$750.00/hr	75.00
Total hours:			1.10			<u>\$525.00</u>

Total Current Billing: \$525.00

Total Now Due: \$525.00



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

Invoice No.: 186069
Invoice Date: 8/31/2025

Amount Due: \$525.00

RE: 4476-00046 / *Courtyard Cottages Apartments, 7337 Power Inn Road, Sacramento, CA; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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San Francisco, CA 94104

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

August 31, 2025

Invoice: 186070

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$15,010.00

RE: 4476-00047 / *Walnut Crest Apartments, 3217 Walnut Avenue,
Carmichael, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/05/2025	MVB	Correspondence advising FTI and DSI on legal implications of adding obligation to continue to file and pursuant of unlawful detainer actions and assign same as requested by Buyer.	0.10	80.00
08/05/2025	MVB	Coordinate with broker team regarding need for Buyer to re-execute First Amendment subject to further revision per additional agreements.	0.10	80.00
08/05/2025	MVB	Review and analyze First Amendment and contingency removal and Buyer's revisions and comments regarding unlawful detainer assignment and commercially reasonable efforts language.	0.40	320.00
08/06/2025	MVB	Correspond with brokers and FTI regarding Buyer's changes and comments to First Amendment and assignment of pending unlawful detainer rights.	0.60	480.00
08/06/2025	MVB	Review and analyze potential post-sale consequences and risks of assignment of unlawful detainer action.	0.30	240.00
08/06/2025	MVB	Correspondence with FTI and client regarding First Amendment changes and status.	0.20	160.00
08/06/2025	MVB	Review Buyer's additional comments to latest revisions to First Amendment regarding assignment of unlawful detainer litigation.	0.30	240.00
08/06/2025	MVB	Draft additional assignment and indemnity language for First Amendment to address additional client and FTI comments and circulate for approval by FTI, client and Buyer.	0.30	240.00
08/07/2025	MVB	Review and analyze First Amendment covenants and related tenant disclosures to determine sufficiency per FTI and client comments.	0.40	320.00
08/07/2025	MVB	Further analyze need for assignment of unlawful detainers as requested by Buyer.	0.20	160.00
08/07/2025	MVB	Correspondence with brokers regarding First Amendment status.	0.30	240.00
08/08/2025	MVB	Review and analyze further Buyer comments and requirements to	0.40	320.00

		include in First Amendment regarding payment of unlawful detainer actions.		
08/08/2025	MVB	Draft additional changes to Amendment to address more Buyer comments and send to client and FTI for approval.	0.60	480.00
08/11/2025	MVB	Correspondence with brokers and FTI regarding further revisions to First Amendment by Buyer and to coordinate circulation of execution version and convey Seller's position to avoid further negotiation.	0.30	240.00
08/11/2025	MVB	Extensive correspondence and calls with R. Purewal regarding latest redlined First Amendment and Buyer objectives with respect to requested provisions regarding tenant defaults and unlawful detainers in progress requiring further changes and Buyer request for purchase price reduction.	0.60	480.00
08/11/2025	MVB	Extensive correspondence with FTI and Buyer regarding Buyer's raising of new objections after end of due diligence and request for purchase price reduction due to violation notices (stairs and mold).	0.70	560.00
08/12/2025	MVB	Further review and revise First Amendment per further negotiations with Buyer and FTI and DSI approvals of lower purchase price.	1.40	1,120.00
08/12/2025	MVB	Negotiate Seller's pre-closing obligations with respect to Tenant defaults and lowered purchase price reduction with R. Purewal.	0.70	560.00
08/12/2025	MVB	Correspondence with FTI and client regarding negotiations with R. Purewal.	0.60	480.00
08/12/2025	MVB	Analyze and respond to Buyer's further questions regarding estimated closing timeline and Seller response to additional obligations regarding unlawful detainers.	0.30	240.00
08/13/2025	MVB	Correspondence with FTI and DSI to provide updates regarding negotiations with Buyer for First Amendment and Buyer questions regarding factual information on status of unlawful detainers and tenant delinquencies.	0.30	240.00
08/13/2025	MVB	Further calls and correspondence with Buyer to further negotiate First Amendment and address Buyer's unlawful detainer and tenant default questions.	1.20	960.00
08/13/2025	MVB	Correspondence with FTI and DSI to set limits on authorization to negotiate terms with Buyer on final purchase price reduction.	0.20	160.00
08/13/2025	MVB	Further correspondence with LFM and FTI regarding unlawful detainer status and documents to respond to additional Buyer questions.	0.20	160.00
08/13/2025	MVB	Review and analyze FTI and DSI proposed response to Buyer regarding unlawful detainer obligations.	0.40	320.00
08/13/2025	MVB	Further correspondence responding to Buyer regarding closing timeline issues and requested change to First Amendment regarding same.	0.20	160.00
08/13/2025	MVB	Further review and revise First Amendment to reflect terms agreed by Buyer and Seller for correct closing timeline.	0.60	480.00
08/13/2025	MVB	Further calls with Buyer to continue to negotiate First Amendment revisions.	0.40	320.00
08/14/2025	MVB	Correspondence with Buyer and KBK regarding timeline for	0.50	400.00

		closing and need to correct same in Purchase and Sale Agreement.		
08/14/2025	MVB	Analyze closing date provisions and potential conflict with bankruptcy objection period and extension mechanics to convey to Buyer.	0.60	480.00
08/14/2025	MVB	Complete draft First Amendment addressing UD issues.	0.30	240.00
08/14/2025	MVB	Call with KBK regarding revision of timeline language for closing to align with bankruptcy objection and appeal periods and Buyer needs.	0.40	320.00
08/14/2025	MVB	Further correspondence with KBK regarding revision of timeline language for closing to align with bankruptcy objection and appeal periods and Buyer needs.	0.20	160.00
08/14/2025	MVB	Further call with KBK regarding necessary changes to include in First Amendment addressing Section 6(b) of Purchase and Sale Agreement.	0.40	320.00
08/15/2025	MVB	Further correspondence with KBK regarding revisions to closing timeline language at 6(b) and additional revisions required to mitigate associated risks for Amendment based on Buyer requests.	0.60	480.00
08/15/2025	MVB	Further correspondence with KBK and FTI regarding need for revisions to closing timeline at Section 6(b).	0.10	80.00
08/15/2025	MVB	Correspondence regarding approvals of revised First Amendment and circulate same for execution.	0.30	240.00
08/15/2025	MVB	Correspondence with FTI And DSI regarding approvals for First Amendment and execution of same.	0.30	240.00
08/15/2025	MVB	Further revise First Amendment to add additional purchase price reduction versus credit.	1.50	1,200.00
08/15/2025	MVB	Correspondence with title company and FTI regarding finalization of First Amendment.	0.10	80.00
08/18/2025	MVB	Correspondence with title company and brokerage team regarding finalized First Amendment and routing of execution documents.	0.20	160.00
08/18/2025	MVB	Further revise First Amendment per KBK and FTI requests.	0.10	80.00
08/18/2025	MVB	Correspondence with KBK regarding finalized First Amendment.	0.30	240.00
08/20/2025	KM	Prepare closing documents for anticipated upcoming closing.	1.00	450.00
Sub-total Fees:				\$15,010.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
Maria V. Bernstein	Partner	MVB	18.20	Hours	\$800.00/hr	14,560.00
Total hours:			19.20			\$15,010.00
Total Current Billing:						\$15,010.00
Total Now Due:						\$15,010.00



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

Invoice No.: 186070
Invoice Date: 8/31/2025

Amount Due: \$15,010.00

RE: 4476-00047 / *Walnut Crest Apartments, 3217 Walnut Avenue, Carmichael, CA; Purchase and Sale 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:
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1 Post Street, Suite 2100
San Francisco, CA 94104

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

August 31, 2025
Invoice: 186071

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,105.00

RE: 4476-00049.1 / *Dana Drive Apartments, 1190 Dana Drive,
Fairfield, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/04/2025	KM	Correspondence with FTI and client regarding Purchase and Sale Agreement.	0.10	45.00
08/15/2025	ERM	Review revisions to and approve final Purchase and Sale Agreement and for execution.	0.50	400.00
08/15/2025	HC	Review and revise Purchase and Sale Agreement for 1190 Dana Drive.	0.60	360.00
08/15/2025	HC	Finalize Purchase and Sale Agreement and circulate execution version to FTI and client.	0.50	300.00
			Sub-total Fees:	\$1,105.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	0.10	Hours	\$450.00/hr	45.00
Elizabeth R. Murphy	Partner	ERM	0.50	Hours	\$800.00/hr	400.00
Hannah Cooper	Associate	HC	1.10	Hours	\$600.00/hr	660.00
			Total hours:	1.70		\$1,105.00
						Total Current Billing: \$1,105.00

Total Now Due: \$1,105.00



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

Invoice No.: 186071

Invoice Date: 8/31/2025

Amount Due: \$1,105.00

RE: 4476-00049.1 / Dana Drive Apartments, 1190 Dana Drive, Fairfield, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025
Invoice: 186072

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$240.00

RE: 4476-00050 / *Carmichael Apartments; 5800 Engle Road,
Carmichael, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/06/2025	ERM	Telephone conference with J. Ramos regarding receipt of his deposits in connection with his purchase of the Carmichael properties.	0.10	80.00
08/06/2025	MVB	Correspondence with title company regarding handling of deposits.	0.10	80.00
08/12/2025	MVB	Further correspondence with title company regarding return of initial deposits upon termination of deal and analyze next steps.	0.10	80.00
			Sub-total Fees:	\$240.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.20	Hours	\$800.00/hr	160.00
Elizabeth R. Murphy	Partner	ERM	0.10	Hours	\$800.00/hr	80.00
		Total hours:	0.30			\$240.00
					Total Current Billing:	\$240.00
					Total Now Due:	\$240.00



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

Invoice No.: 186072

Invoice Date: 8/31/2025

Amount Due: \$240.00

RE: 4476-00050 / Carmichael Apartments; 5800 Engle Road, Carmichael, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025
Invoice: 186073

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$930.00

RE: 4476-00050.1 / *Carmichael House; 5818 Engle Road, Carmichael, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/05/2025	MVB	Correspondence with title company and FTI regarding reconveyance of recorded cross default documents.	0.20	160.00
08/20/2025	KM	Prepare closing documents for anticipated upcoming closing.	1.00	450.00
08/25/2025	LMT	Review executed Assignments of Purchase and Sale Agreement (for both 5800 and 5818 Engle Rd).	0.20	160.00
08/27/2025	MVB	Correspondence with title company regarding escrow termination.	0.20	160.00
			Sub-total Fees:	\$930.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
Maria V. Bernstein	Partner	MVB	0.40	Hours	\$800.00/hr	320.00
Lisa M. Travaglini	Partner	LMT	0.20	Hours	\$800.00/hr	160.00
			Total hours:	1.60		\$930.00
						Total Current Billing: \$930.00
						Total Now Due: \$930.00



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

Invoice No.: 186073
Invoice Date: 8/31/2025

Amount Due: \$930.00

RE: 4476-00050.1 / Carmichael House; 5818 Engle Road, Carmichael, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
Swift Code (foreign): BOFAUS6S
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SSL LAW FIRM LLP
1 Post Street, Suite 2100
San Francisco, CA 94104

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

August 31, 2025
Invoice: 186074

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$1,890.00

RE: 4476-00052 / *LIV1621 Apartments, 1621 Hood Road, Sacramento, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/11/2025	MVB	Correspondence with FTI and client regarding First Amendment to confirm prior transmittal and coordinate next steps for removal of contingencies and execution.	0.70	560.00
08/11/2025	MVB	Correspondence with FTI and client regarding their questions about diligence contingency removal by Buyer.	0.20	160.00
08/11/2025	MVB	Review prior correspondence with FTI to confirm latest version of documents and to further revise Amendment.	0.60	480.00
08/12/2025	MVB	Correspondence with Buyer's counsel regarding removal of due diligence contingency and confirm no additional changes to First Amendment.	0.30	240.00
08/21/2025	KM	Prepare closing documents for anticipated upcoming closing.	1.00	450.00
			Sub-total Fees:	\$1,890.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
Maria V. Bernstein	Partner	MVB	1.80	Hours	\$800.00/hr	1,440.00
			Total hours:	2.80		\$1,890.00
						Total Current Billing: \$1,890.00

Total Now Due: \$1,890.00



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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.: 186074
Invoice Date: 8/31/2025

Amount Due: \$1,890.00

RE: 4476-00052 / LIV1621 Apartments, 1621 Hood Road, Sacramento, CA; Purchase and Sale 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

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

August 31, 2025
Invoice: 186075

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$3,265.00

RE: 4476-00053 / *Legal Advice on Portfolio-Wide Purchase and Sale
Issues for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Review correspondence from KBK regarding creditor-related considerations.	0.20	160.00
08/01/2025	MVB	Confer with KBK regarding next steps to advance creditor recoveries.	0.10	80.00
08/06/2025	MVB	Correspondence with DSI and FTI regarding process for distributing tenant estoppels and logistics and timing for return of same to buyers.	0.20	160.00
08/06/2025	SS	Correspondence with FTI and DSI team regarding environmental testing.	0.20	160.00
08/08/2025	MVB	Participate in weekly conference call at request of FTI.	0.50	400.00
08/12/2025	MVB	Coordinate with FTI team to obtain shared links to approvals tracker and align on tracking contingency waivers and cancellations.	0.20	160.00
08/18/2025	MVB	Correspondence with FTI and KBK regarding further changes to contingency waiver templates and designated contract chart.	0.20	160.00
08/18/2025	MVB	Review and confirm current contingency waiver amendment to use and provide latest updated approved unconditional waiver form at FTI request.	0.20	160.00
08/20/2025	MVB	Correspondence with FTI regarding Letters of Intent for deals and required new deal package documents.	0.30	240.00
08/22/2025	MVB	Review and advise FTI and DSI regarding closing packages and grant deed form for upcoming commercial sales.	0.30	240.00
08/26/2025	MVB	Review and analyze questions regarding large-asset Purchase and Sale Agreement to require buyer to remain as back-up bidder after qualified overbids.	0.30	240.00
08/26/2025	MVB	Review and analyze Purchase and Sale Agreement auction procedures to address questions from FTI.	0.50	400.00
08/26/2025	MVB	Correspondence with FTI and KBK regarding large-asset	0.10	80.00

		Purchase and Sale Agreement terms for Buyer closing obligations and timeline.		
08/27/2025	CG	Call and correspondence regarding auction procedures and L. Gotguelf comments regarding same.	0.30	225.00
08/27/2025	MVB	Analyze feedback from client call summary and completion of large asset Purchase and Sale Agreement issues.	0.20	160.00
08/27/2025	MVB	Correspondence with brokers regarding Buyer request for executed Letter of Intent and advise regarding non-binding nature of Letter of Intent.	0.10	80.00
08/29/2025	MVB	Correspondence from FTI regarding update with FTI regarding sales procedures.	0.20	160.00
			Sub-total Fees:	<u>\$3,265.00</u>

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	3.60	Hours	\$800.00/hr	2,880.00
Sally Shekou	Partner	SS	0.20	Hours	\$800.00/hr	160.00
Chrysanthe Gussis	Of Counsel	CG	0.30	Hours	\$750.00/hr	225.00
		Total hours:	4.10			<u>\$3,265.00</u>
					Total Current Billing:	<u>\$3,265.00</u>
Total Now Due:						\$3,265.00



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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.: 186075
Invoice Date: 8/31/2025

Amount Due: \$3,265.00

RE: 4476-00053 / *Legal Advice on Portfolio-Wide Purchase and Sale Issues for LeFever Mattson Portfolio*

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:
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Tax ID Number: 94-3397499

August 31, 2025

Attention: Mr. Bradley D. Sharp

RE: 4476-00054 / *Pinyon Creek; Purchase and Sale Agreement*

Date	Initials	Description	Hours	Amount
08/05/2025	CG	Correspondence regarding contract and cancellation process for same.	0.20	150.00
08/05/2025	MVB	Correspondence with title company regarding Buyer cancellation of contract and request for Seller execution of documents to release deposit.	0.10	80.00
			Sub-total Fees:	\$230.00

Maria V. Bernstein	Partner	MVB	0.10	Hours	\$800.00/hr	80.00
Chrysanthé Gussis	Of Counsel	CG	0.20	Hours	\$750.00/hr	150.00
Total hours:			0.30			\$230.00

Total Current Billing: \$230.00

Total Now Due: \$230.00



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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.: 186076

Invoice Date: 8/31/2025

Amount Due: \$230.00

RE: 4476-00054 / *Pinyon Creek; Purchase and Sale Agreement*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186077

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$540.00

RE: 4476-00055 / 18585 Manzanita Road, Sonoma, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/06/2025	KM	Correspondence with FTI team and title company on status of matter and request copy of the title report.	0.20	90.00
08/19/2025	KM	Prepare closing documents for anticipated upcoming closing.	1.00	450.00
			Sub-total Fees:	\$540.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.20	Hours	\$450.00/hr	540.00
			Total hours:	1.20		\$540.00
						Total Current Billing: \$540.00
						Total Now Due: \$540.00



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

Invoice No.: 186077

Invoice Date: 8/31/2025

Amount Due: \$540.00

RE: 4476-00055 / 18585 Manzanita Road, Sonoma, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Routing No.: 121000358
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186078

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$940.00

RE: 4476-00056 / *Ceres West Mobile Home Park, 2030 E. Grayson Road, Ceres, CA; Purchase and Sale Agreement*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/19/2025	KM	Prepare closing documents for anticipated upcoming closing.	1.00	450.00
08/22/2025	MVB	Review and approve closing document package.	0.30	240.00
08/25/2025	KM	Circulate revised closing documents to client and FTI.	0.20	90.00
08/25/2025	MVB	Correspondence with client regarding closing document package.	0.20	160.00
			Sub-total Fees:	\$940.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.20	Hours	\$450.00/hr	540.00
Maria V. Bernstein	Partner	MVB	0.50	Hours	\$800.00/hr	400.00
			Total hours:	1.70		\$940.00

Total Current Billing: \$940.00

Total Now Due: \$940.00



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

Invoice No.: 186078
Invoice Date: 8/31/2025

Amount Due: \$940.00

RE: 4476-00056 / Ceres West Mobile Home Park, 2030 E. Grayson Road, Ceres, CA; Purchase and Sale Agreement

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

August 31, 2025
Invoice: 186079

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$5,465.00

RE: 4476-00057 / 2280 Bates Avenue, Concord, CA; Purchase and
Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Analyze Buyer request regarding tenant estoppel certificates and use of previously drafted forms.	0.30	240.00
08/08/2025	LMT	Review Buyer's Title Objection Notice.	0.40	320.00
08/11/2025	KM	Correspondence with title company regarding the title report.	0.20	90.00
08/11/2025	KM	Review title report and prepare first draft of Seller's response to Buyer's Title Objection Letter.	2.20	990.00
08/12/2025	KM	Finalize Seller's response to Buyer's Title Objection Letter and correspondence with client and FTI regarding same.	0.60	270.00
08/12/2025	LMT	Review and revise Seller's Response to Buyer's Title Objection Notice.	0.60	480.00
08/25/2025	KM	Review updated title commitment.	0.10	45.00
08/25/2025	KM	Circulate proposed closing documents to client and FTI.	0.20	90.00
08/25/2025	KM	Prepare proposed closing documents as required by Purchase and Sale Agreement for anticipated upcoming closing.	1.00	450.00
08/25/2025	KM	Prepare Tenant estoppel form.	0.20	90.00
08/25/2025	MVB	Correspondence with LFM regarding closing document package.	0.10	80.00
08/25/2025	MVB	Review closing documents and approve.	0.30	240.00
08/27/2025	LMT	Prepare First Amendment to Purchase and Sale Agreement extending the Due Diligence Period.	0.80	640.00
08/28/2025	LMT	Review and revise First Amendment pursuant to Buyer's comments.	0.80	640.00
08/28/2025	MVB	Review and revise First Amendment regarding diligence extension.	0.90	720.00
08/28/2025	MVB	Correspondence with FTI and DSI regarding diligence extension.	0.10	80.00
Sub-total Fees:				<u>\$5,465.00</u>

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	4.50	Hours	\$450.00/hr	2,025.00
Maria V. Bernstein	Partner	MVB	1.70	Hours	\$800.00/hr	1,360.00
Lisa M. Travaglini	Partner	LMT	2.60	Hours	\$800.00/hr	2,080.00
Total hours:			8.80			\$5,465.00

Total Current Billing: \$5,465.00

Total Now Due: \$5,465.00



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

Invoice No.: 186079
Invoice Date: 8/31/2025

Amount Due: \$5,465.00

RE: 4476-00057 / 2280 Bates Avenue, Concord, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
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Swift Code (foreign): BOFAUS6S
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186080

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$1,200.00

RE: 4476-00060 / *Legal Advice and Support Relating to Residential
Purchase and Sale Agreements for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Correspondence with DSI and FTI regarding filing of Notice of Sale for 533 Bella Vista Drive and title objection deadline and docket key dates.	0.10	80.00
08/01/2025	MVB	Review and analyze questions regarding 19340 7th Street East Purchase and Sale Agreement.	0.20	160.00
08/03/2025	MVB	Review and analyze Purchase and Sale Agreement execution errors by brokers at request of FTI.	0.30	240.00
08/11/2025	MVB	Prepare and circulate sample closing document sets used for 653 3rd Street West and 789 Cordilleras Drive closings for closing coordinator.	0.40	320.00
08/27/2025	MVB	Correspondence with title company and FTI regarding termite repair invoice for 9300 Mazatlan Way from Buyer.	0.30	240.00
08/27/2025	MVB	Advise FTI and DSI regarding allocation of costs for termite issue during due diligence period and closing implications for timing of a termite inspection and repairs for 9300 Mazatlan Way.	0.10	80.00
08/28/2025	MVB	Correspondence with title company regarding closing and allocation of termite repair costs due to prior purchase price adjustment.	0.10	80.00

Sub-total Fees: \$1,200.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	<u>1.50</u>	Hours	\$800.00/hr	<u>1,200.00</u>
		Total hours:	<u>1.50</u>			<u>\$1,200.00</u>
				Total Current Billing:		<u>\$1,200.00</u>

Total Now Due: \$1,200.00



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

Invoice No.: 186080
Invoice Date: 8/31/2025

Amount Due: \$1,200.00

RE: 4476-00060 / *Legal Advice and Support Relating to Residential Purchase and Sale Agreements for LeFever Mattson Portfolio*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

Bank of America, N.A.
Routing No.: 121000358
Account No.: 325000568191
Swift Code (US): BOFAUS3N
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025
Invoice: 186081

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$7,825.00

RE: 4476-00061 / 4950, 4960, 4970 Allison Parkway, Vacaville, CA;
Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/04/2025	MVB	Correspondence with FTI and DSI regarding Seller response to Buyer's title objection letter and review same.	0.60	480.00
08/05/2025	KM	Review and analyze title objection notice from Buyer's counsel.	0.40	180.00
08/05/2025	KM	Review title commitment and prepare first draft of Seller's Response to Buyer's Title Objections.	1.50	675.00
08/06/2025	KM	Revise Seller's Response to Buyer's Title Objection letter.	0.60	270.00
08/06/2025	KM	Prepare contact list and critical dates checklist.	1.00	450.00
08/06/2025	KM	Circulate Seller's Response to Buyer's Title Objections to Buyer's counsel and title company.	0.20	90.00
08/22/2025	MVB	Further correspondence with FTI and DSI regarding requested designated contract chart updates for Allison Parkway.	0.30	240.00
08/22/2025	MVB	Correspondence with deal FTI and DSI regarding exhibits and finalizing designated contracts chart.	0.30	240.00
08/22/2025	MVB	Further draft and revise Amendment per FTI and DSI requests.	0.90	720.00
08/25/2025	MVB	Analyze questions regarding price reduction versus credit approach for Amendment and advise FTI and DSI regarding sale comp and transfer tax considerations.	0.30	240.00
08/25/2025	MVB	Revise Amendment to reflect Buyer comments and FTI and DSI input to Amendment.	1.00	800.00
08/25/2025	MVB	Correspondence with FTI and DSI regarding client input on Buyer's additional requested revisions.	0.20	160.00
08/25/2025	MVB	Analyze Purchase and Sale Agreement deposit provisions for additional changes requested and for FTI's requested approved contract chart revisions.	0.40	320.00
08/25/2025	MVB	Review and analyze Buyer's additional comments and changes to Amendment.	0.30	240.00
08/26/2025	MVB	Review and analyze Buyer's additional comments to prior draft	0.20	160.00

Amendment.

08/26/2025	MVB	Further revise Amendment for additional deposit and designated contract chart provisions requested by FTI and DSI and send Amendment for delivery to Buyer.	1.00	800.00
08/26/2025	MVB	Correspondence distributing further revised Amendment to Buyer.	0.20	160.00
08/26/2025	MVB	Review Buyer-executed Amendment and confirm inclusion of completed contract chart updates and approval for Seller execution.	0.20	160.00
08/27/2025	MVB	Review and analyze Yardi lease print out to replace designated contract chart.	0.20	160.00
08/27/2025	MVB	Correspondence with FTI and DSI requesting Yardi printout for contracts in addition to Leases.	0.10	80.00
08/27/2025	MVB	Correspondence with DSI and FTI regarding designated contract process and resolving bottleneck for same.	0.20	160.00
08/27/2025	MVB	Revise Amendment to incorporate simplified approval approach to designated contract charts replaced by Yardi printouts and circulate redline Amendment.	0.90	720.00
08/28/2025	MVB	Correspondence with FTI and DSI regarding Buyer's assignment of Purchase and Sale Agreement by Buyer.	0.20	160.00
08/28/2025	MVB	Review Buyer Declaration and assignment of Purchase and Sale Agreement and advise FTI and DSI regarding same.	0.20	160.00

Sub-total Fees: \$7,825.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	3.70	Hours	\$450.00/hr	1,665.00
Maria V. Bernstein	Partner	MVB	7.70	Hours	\$800.00/hr	6,160.00
Total hours:			11.40			<u>\$7,825.00</u>

Total Current Billing: \$7,825.00

Total Now Due: \$7,825.00



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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.: 186081
Invoice Date: 8/31/2025

Amount Due: \$7,825.00

RE: 4476-00061 / 4950, 4960, 4970 Allison Parkway, Vacaville, CA; Purchase and Sale 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**

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PLEASE REMIT CHECK PAYMENTS TO:

Accounts Receivable
SSL LAW FIRM LLP
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San Francisco, CA 94104

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

August 31, 2025

Invoice: 186082

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$450.00

RE: 4476-00062 / 17700 Sonoma Highway, Sonoma, CA; Purchase
and Sale Agreement; Sean Payne

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/21/2025	KM	Prepare closing documents for anticipated upcoming closing.	1.00	450.00
			Sub-total Fees:	\$450.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	1.00	Hours	\$450.00/hr	450.00
			Total hours:	1.00		\$450.00
						Total Current Billing: \$450.00
						Total Now Due: \$450.00



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Los Angeles, CA 90071-1544

Invoice No.: 186082
Invoice Date: 8/31/2025

Amount Due: \$450.00

RE: 4476-00062 / 17700 Sonoma Highway, Sonoma, CA; Purchase and Sale Agreement; Sean Payne

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Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186083

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$10,560.00

RE: 4476-00063 / *The Shops at Golden Hills, 941-1017 Alamo Drive,
Vacaville, CA; Purchase and Sale Agreement; Fillmore Capital
Acquisitions, LLC*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	ERM	Telephone conference with FTI regarding Buyer's comments to Purchase and Sale Agreement.	1.00	800.00
08/01/2025	ERM	Multiple email correspondence with FTI, DSI and Broker team regarding issues raised by Buyer.	0.30	240.00
08/01/2025	ERM	Begin to revise Purchase and Sale Agreement to address Buyer's comments.	1.00	800.00
08/01/2025	ERM	Multiple email correspondence with FTI and KBK regarding accessibility lawsuit filed by plaintiff Baker.	0.20	160.00
08/01/2025	MVB	Correspondence with FTI and DSI regarding disclosure of threatened ADA claim.	0.30	240.00
08/04/2025	ERM	Continue to revise Purchase and Sale Agreement to incorporate acceptable Buyer changes.	1.30	1,040.00
08/04/2025	MVB	Correspondence regarding identified litigation and disclosure of same.	0.10	80.00
08/04/2025	MVB	Review and analyze correspondence and complaint materials and automatic stay issues (Baker v. RT Golden Hills).	0.20	160.00
08/04/2025	MVB	Review and analyze Buyer inquiries regarding litigation and alleged code violations and evaluate disclosure obligations and risk allocation under the Purchase and Sale Agreement.	0.80	640.00
08/04/2025	MVB	Correspondence with FTI and DSI regarding Buyer request for additional price reduction due to mold and structural issues and advise regarding same.	0.20	160.00
08/05/2025	ERM	Review case file and related information regarding Baker v. Gogris lawsuit against RT Golden Hills, LP.	0.60	480.00
08/05/2025	ERM	Prepare disclosure language for Purchase and Sale Agreement regarding Baker lawsuit against RT Garden Hills, LP.	0.20	160.00
08/05/2025	ERM	Continue to revise Purchase and Sale Agreement to incorporate	1.20	960.00

acceptable Buyer changes.

08/05/2025	MVB	Multiple correspondence with FTI and DSI regarding Purchase and Sale Agreement disclosure language related to existing litigation.	0.40	320.00
08/08/2025	MVB	Correspondence with Buyer regarding existing litigation and requested price reduction and other requests.	0.40	320.00
08/08/2025	MVB	Analyze Purchase and Sale Agreement requirements for assignment given prior entry of court order and delay in Buyer's submission of assignment nominee and propose alternative closing mechanics to permit assignment.	0.30	240.00
08/08/2025	MVB	Correspondence with FTI and DSI advising regarding Buyer requested changes to Amendment.	0.30	240.00
08/12/2025	ERM	Email correspondence with FTI and DSI regarding Buyer's further comments to Purchase and Sale Agreement.	0.20	160.00
08/12/2025	ERM	Review Buyer's further comments to Purchase and Sale Agreement.	0.80	640.00
08/13/2025	ERM	Email correspondence with FTI, DSI and M. Mason regarding Buyer's further comments to Purchase and Sale Agreement.	0.10	80.00
08/13/2025	ERM	Telephone conference with FTI regarding Buyer's comments to Purchase and Sale Agreement and client's responses thereto.	0.50	400.00
08/13/2025	ERM	Revise Purchase and Sale Agreement to address Buyer's latest set of comments.	1.30	1,040.00
08/13/2025	ERM	Email correspondence with FTI and KBK regarding Baker litigation.	0.10	80.00
08/14/2025	ERM	Continue to revise Purchase and Sale Agreement to address Buyer's comments.	0.30	240.00
08/20/2025	ERM	Email correspondence with FTI regarding finalization of exhibits to Purchase and Sale Agreement.	0.10	80.00
08/20/2025	ERM	Revise Purchase and Sale Agreement to reflect Buyer's final comments.	0.40	320.00
08/22/2025	ERM	Continue to revise Purchase and Sale Agreement per Buyer comments.	0.50	400.00
08/22/2025	ERM	Email correspondence with Broker regarding changes to Purchase and Sale Agreement.	0.10	80.00

Sub-total Fees: \$10,560.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	3.00	Hours	\$800.00/hr	2,400.00
Elizabeth R. Murphy	Partner	ERM	10.20	Hours	\$800.00/hr	8,160.00
Total hours:			13.20			<u>\$10,560.00</u>

Total Current Billing: \$10,560.00

Total Now Due: \$10,560.00



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

Invoice No.: 186083
Invoice Date: 8/31/2025

Amount Due: \$10,560.00

RE: 4476-00063 / *The Shops at Golden Hills, 941-1017 Alamo Drive, Vacaville, CA; Purchase and Sale Agreement; Fillmore Capital Acquisitions, LLC*

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

August 31, 2025

Invoice: 186084

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$17,730.00

RE: 4476-00064 / *Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road, Fresno, CA; Purchase and Sale Agreement; ABHI, LLC*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Review and analyze Buyer's comments to Purchase and Sale Agreement.	0.70	560.00
08/01/2025	MVB	Review and analyze Sale Order, closing timeline and issues and potential risks tied to bankruptcy process based on Buyer comments to Purchase and Sale Agreement.	0.20	160.00
08/01/2025	MVB	Confer with DSI, FTI and broker regarding diligence period and timing for closing based on Buyer comments regarding its 1031 Exchange requirements.	0.20	160.00
08/01/2025	MVB	Review and analyze Seller's entity status on California Secretary of State website and flag continued revoked status to FTI and client.	0.20	160.00
08/01/2025	MVB	Confer with KBK and FTI regarding final changes to Purchase and Sale Agreement and execution and closing timeline for same.	0.20	160.00
08/01/2025	MVB	Confer with FTI and DSI regarding language questions on Riverview Purchase and Sale Agreement and follow-up revisions based on Buyer comments.	0.10	80.00
08/01/2025	MVB	Review and further analyze Purchase and Sale Agreement revisions and revise further to address FTI and DSI concerns.	0.10	80.00
08/01/2025	MVB	Correspondence with FTI and DSI regarding exhibits.	0.10	80.00
08/01/2025	MVB	Review and analyze Buyer's further edits and comments to Purchase and Sale Agreement.	0.20	160.00
08/01/2025	MVB	Continue review and analysis of additional Buyer comments to Purchase and Sale Agreement.	0.50	400.00
08/01/2025	MVB	Further correspondence with FTI and DSI regarding Seller entity status and reinstatement of Riverview Shopping Center 2 LLC prior to Purchase and Sale Agreement execution.	0.60	480.00
08/01/2025	MVB	Correspondence with DSI and FTI regarding entity good standing	0.10	80.00

requirements.

08/01/2025	MVB	Call with FTI regarding Purchase and Sale Agreement questions.	0.20	160.00
08/01/2025	MVB	Review revised Purchase and Sale Agreement and redline to address Buyer's new 8/1 comments.	0.10	80.00
08/01/2025	MVB	Revise Purchase and Sale Agreement per Buyer's 8/1 comments.	0.70	560.00
08/01/2025	MVB	Correspondence with FTI and DSI regarding Buyer's additional comments on Purchase and Sale Agreement revisions.	0.10	80.00
08/01/2025	MVB	Review Purchase and Sale Agreement provisions for representations regarding entity status given forfeited Seller entity.	0.10	80.00
08/03/2025	MVB	Correspondence advising FTI and DSI regarding response to Buyer's additional comments to Purchase and Sale Agreement.	0.70	560.00
08/03/2025	MVB	Review and analyze more Buyer comments to Purchase and Sale Agreement.	1.00	800.00
08/03/2025	MVB	Review and analyze revised Form 3557 (application for certificate or revivor) for forfeited Debtor entity and check Secretary of State status.	0.40	320.00
08/04/2025	MVB	Review and revise Exhibit L of Purchase and Sale Agreement and language regarding added termination rights of Buyer and handling of deposit per Buyer comments and FTI input.	0.30	240.00
08/04/2025	MVB	Confer with FTI and DSI regarding legal requirement to cure Seller status prior to execution of Purchase and Sale Agreement.	0.10	80.00
08/04/2025	MVB	Confer with FTI and KBK regarding discrepancies between prior Buyer comments and latest comment set.	0.20	160.00
08/04/2025	MVB	Review and analyze more Buyer comments to Purchase and Sale Agreement and analyze key issues and proposed changes.	0.90	720.00
08/04/2025	MVB	Correspondence with KBK and FTI to confirm correct version of overbid procedures document and obtain link to add document to Riverview Purchase and Sale Agreement.	0.40	320.00
08/04/2025	MVB	Correspondence circulating clean and redline versions of Purchase and Sale Agreement incorporating all Buyer comments to FTI and DSI for review and release to brokers and Buyer.	0.10	80.00
08/04/2025	MVB	Further correspondence with FTI regarding status of Debtor entity and anticipated update to Secretary of State website for execution of Purchase and Sale Agreement by same.	0.10	80.00
08/04/2025	MVB	Review and analyze additional proposed revisions requested by Buyer and implications of current CA SOS forfeited status on Purchase and Sale Agreement.	0.20	160.00
08/04/2025	MVB	Confer with KBK regarding bankruptcy Sale Order timing and backup bidder issues with respect to concession on closing deadline for Buyer.	0.10	80.00
08/04/2025	MVB	Correspondence with FTI and client regarding updates on Purchase and Sale Agreement status.	0.10	80.00
08/04/2025	MVB	Further revise draft Purchase and Sale Agreement per additional FTI and DSI comments.	0.20	160.00
08/04/2025	MVB	Correspondence with FTI regarding FTI's input regarding Buyer's additional Purchase and Sale Agreement revisions.	0.60	480.00
08/04/2025	MVB	Review and analyze additional status letter from State of	0.10	80.00

California confirming FTB good standing for RiverView Shopping Center 2 LLC.

08/04/2025	MVB	Correspondence with FTI regarding Exhibit L updates and further revise same.	0.40	320.00
08/04/2025	MVB	Further revise Purchase and Sale Agreement to incorporate new Buyer comments and discussion with FTI regarding timing deadlines for closing.	1.90	1,520.00
08/04/2025	MVB	Correspondence with broker, FTI and DSI regarding delivery of Purchase and Sale Agreement to Buyer and immediate follow-up items.	0.10	80.00
08/05/2025	MVB	Review further Buyer comments to Purchase and Sale Agreement regarding timing and notice provisions and re-circulate execution document.	0.70	560.00
08/05/2025	MVB	Correspondence regarding request for Exhibit G (lease list) to add to execution copy of Purchase and Sale Agreement.	0.10	80.00
08/05/2025	MVB	Call with FTI regarding additional questions about finalization of Purchase and Sale Agreement for River View Shopping Center.	0.20	160.00
08/05/2025	MVB	Correspondence with LFM and FTI responding to questions regarding questions about effective date of Purchase and Sale Agreement.	0.10	80.00
08/05/2025	MVB	Finalize and circulate execution copy of Purchase and Sale Agreement.	0.20	160.00
08/05/2025	MVB	Respond to FTI regarding distribution of revised Purchase and Sale Agreement for Buyer review and confirm next steps.	0.10	80.00
08/06/2025	MVB	Multiple correspondence with FTI and client regarding scheduling of Phase I inspection and requirement of delivery of insurance certificates and advise FTI regarding escalation protocol for environmental and other transaction issues.	0.90	720.00
08/07/2025	MVB	Review and circulate updated escrow contact list and timeline for closing.	0.20	160.00
08/07/2025	MVB	Correspondence with FTI and client providing final execution copy of Purchase and Sale Agreement.	0.10	80.00
08/08/2025	MVB	Review and analyze closing checklist.	0.40	320.00
08/11/2025	KM	Correspondence with title company regarding title report.	0.20	90.00
08/11/2025	KM	Correspondence with title company requesting clarification of items contained in Buyer's title objection letter.	0.10	45.00
08/11/2025	KM	Reviewed title report, purchase and sale agreement and prepared first draft of Seller's Response to Buyer's Title Objections letter with exception of items pending title company input.	1.50	675.00
08/11/2025	MVB	Review executed Purchase and Sale Agreement to confirm title objection response deadline and next steps.	0.30	240.00
08/13/2025	KM	Email correspondence with title company concerning title exceptions and input for response to Buyer's title objections.	0.50	225.00
08/14/2025	KM	Further review of exception documents included in Buyer's title objection letter and email correspondence with title company on responses/deletions from title exceptions.	1.00	450.00
08/14/2025	KM	Revise Seller's Response to Buyer's Title Objections.	0.20	90.00

08/14/2025	KM	Correspondence with Buyer's counsel regarding exception documents.	0.20	90.00
08/14/2025	MVB	Correspondence with title company regarding need for title commitment for Buyer.	0.60	480.00
08/14/2025	MVB	Respond to title report exception documents and Buyer objections to same and advise FTI and DSI regarding obligations with respect to required response to Buyer title objection letter under Purchase and Sale Agreement.	0.20	160.00
08/14/2025	MVB	Review title report with respect to Buyer title objection letter.	0.70	560.00
08/14/2025	MVB	Review title report issues and revise title objection response letter.	0.30	240.00
08/14/2025	MVB	Further review and revise Seller response to Buyer title objections based on exception documents.	0.60	480.00
08/14/2025	MVB	Correspondence with FTI and client regarding notice requirements for title response and secure FTI and DSI approval of Seller response to Buyer title objection letter and coordinate circulation for timely delivery.	0.10	80.00
08/14/2025	MVB	Correspondence with title company regarding availability of pro forma policy.	0.10	80.00
08/14/2025	MVB	Analyze CC&R exception language for Riverview Shopping Center.	0.20	160.00
08/15/2025	KM	Correspondence with FTI regarding negotiation of title matters.	0.30	135.00
08/15/2025	KM	Correspondence regarding cancellation of contract.	0.20	90.00
08/15/2025	MVB	Advise FTI and DSI regarding Buyer's title objection letter and advising on response to same.	0.70	560.00
08/15/2025	MVB	Further correspondence with FTI and DSI regarding previously scheduled Phase I inspection and relationship to Buyer's title response.	0.10	80.00
08/15/2025	MVB	Correspondence with FTI and brokers regarding executed Purchase and Sale Agreement to advise on title and due diligence approval language.	0.10	80.00
08/15/2025	MVB	Further correspondence with FTI regarding response to Buyer's title objections and to confirm Buyer's termination of Purchase and Sale Agreement prior to diligence deadline.	0.10	80.00
08/20/2025	MVB	Further correspondence with brokers regarding termination of Purchase and Sale Agreement and termination of escrow.	0.40	320.00

Sub-total Fees: \$17,730.00

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	4.20	Hours	\$450.00/hr	1,890.00
Maria V. Bernstein	Partner	MVB	19.80	Hours	\$800.00/hr	15,840.00
Total hours:			24.00			

\$17,730.00

Total Current Billing: \$17,730.00

Total Now Due: \$17,730.00



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

Invoice No.: 186084

Invoice Date: 8/31/2025

Amount Due: \$17,730.00

RE: 4476-00064 / Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road,
Fresno, CA; Purchase and Sale Agreement; ABH1, LLC

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

August 31, 2025

Invoice: 186085

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$1,920.00

RE: 4476-00064.1 / *Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road, Fresno, CA; Purchase and Sale Agreement; Bison Acquisitions, LLC*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/28/2025	ERM	Prepare new Purchase and Sale Agreement.	2.20	1,760.00
08/28/2025	ERM	Correspondence with client and FTI regarding new Purchase and Sale Agreement.	0.20	160.00
Sub-total Fees:				<u>\$1,920.00</u>

Timekeeper Summary

Elizabeth R. Murphy	Partner	ERM	<u>2.40</u>	Hours	\$800.00/hr	<u>1,920.00</u>
Total hours:			2.40	<u>\$1,920.00</u>		
Total Current Billing:						<u>\$1,920.00</u>
Total Now Due:						\$1,920.00



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Invoice No.: 186085
Invoice Date: 8/31/2025

Amount Due: \$1,920.00

RE: 4476-00064.1 / Riverview Shopping Center and Pad, 9407, 9415-9471 North Fort Washington Road,
Fresno, CA; Purchase and Sale Agreement; Bison Acquisitions, LLC

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Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186086

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$160.00

RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA;
Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Correspondence with Title Company, FTI and client regarding receipt of final executed Settlement Statements and confirm delivery status of Closing Documents for Quail Meadows.	0.20	160.00
			Sub-total Fees:	\$160.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.20	Hours	\$800.00/hr	160.00
		Total hours:	0.20			
						\$160.00
				Total Current Billing:		\$160.00
				Total Now Due:		\$160.00



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Invoice No.: 186086
Invoice Date: 8/31/2025

Amount Due: \$160.00

RE: 4476-00066 / 1864 Quail Meadows Circle, Vacaville, CA; Purchase and Sale Agreement

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

August 31, 2025
Invoice: 186087

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$0.00

RE: 4476-00067 / LFM Client Services- Chapter 11

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/03/2025	MVB	Correspondence outlining Purchase and Sale Agreement workflow and recurring Purchase and Sale Agreement issues.	0.20	160.00
08/05/2025	MVB	Update of SOP to reflect streamlined escrow termination process and include link to referenced document.	0.20	160.00
08/05/2025	MVB	Review updates to Purchase and Sale Agreement status tracker and correspond with team regarding current status of various deals.	0.10	80.00
08/06/2025	MVB	Correspondence with FTI and DSI regarding receipt of completion of notices of claim via DocuSign and confirm no further review is required.	0.10	80.00
08/07/2025	ERM	Confer regarding status of transactions and email correspondence with DSI and FTI team regarding same.	0.20	160.00
08/08/2025	CC	Participate in weekly status call.	0.80	120.00
08/08/2025	ERM	Participate in weekly team call.	0.80	640.00
08/08/2025	HC	Conference call regarding outstanding items and open issues.	0.80	480.00
08/08/2025	KM	Attended internal team call.	0.80	360.00
08/08/2025	MVB	Coordinate internal meeting to review latest court order.	0.20	160.00
08/08/2025	MVB	Participate in internal call to coordinate transaction workflow and responsibilities to provide guidance on good standing checks and due diligence coordination, as well as next steps on various deals.	0.80	640.00
08/08/2025	MVB	Review SOP and confer with team regarding standard Seller responses to title objections in bankruptcy context.	0.20	160.00
08/08/2025	MVB	Update SOP to add Negotiation Guidelines exhibit and incorporate link for Title Objection Letter Response language and review and confirm revisions to same.	0.60	480.00
08/08/2025	MVB	Review and address form for Amendment notice provision issues and outline follow-up items for team on various deals.	0.30	240.00
08/08/2025	MVB	Review status updates on Purchase and Sale Agreements and	0.20	160.00

		update tracker.		
08/08/2025	MVB	Correspondence with internal team regarding updates to Purchase and Sale Agreement status tracker.	0.20	160.00
08/08/2025	SS	Team call regarding status of deals.	0.60	480.00
08/11/2025	MVB	Analyze matter coordination and bottleneck issues to resolve same.	0.30	240.00
08/11/2025	MVB	Correspondence with FTI to request restoration of shared Box folder access.	0.10	80.00
08/11/2025	MVB	Review and update internal tracker for status monitoring of deal assignments.	0.20	160.00
08/13/2025	MVB	Analyze matter management and tracker data regarding assignments and deals in progress and confer with SSL team regarding same.	0.80	640.00
08/13/2025	MVB	Review vendor verification request from client and coordinate regarding same.	0.40	320.00
08/14/2025	MVB	Coordinate with team on portfolio-wide transaction status and to outline next steps across active deals as needed.	0.30	240.00
08/15/2025	KM	Updated internal Purchase and Sale Agreement status tracker for all commercial properties.	2.00	900.00
08/19/2025	MVB	Coordinate with team regarding upcoming closings and closing documents.	0.30	240.00
08/19/2025	MVB	Confer regarding large asset form requirements for upcoming closings.	0.30	240.00
08/19/2025	MVB	Correspondence with internal team regarding offer selection and authorization to proceed with current Purchase and Sale Agreements.	0.30	240.00
08/19/2025	MVB	Correspondences with brokerage and FTI regarding counsel assignment and coordination for ongoing transaction matters.	0.30	240.00
08/19/2025	MVB	Review updated Purchase and Sale Agreement status tracker and correspond with SSL team regarding same.	0.10	80.00
08/20/2025	KM	Updated internal status tracker to reflect Notice of Sale column with 21 days plus 5 dates.	0.50	225.00
08/20/2025	KM	Attend call with FTI, KBK and DSI.	1.20	540.00
08/20/2025	KM	Prepared summary of Teams call to provide to those whom did not attend.	1.00	450.00
08/20/2025	MVB	Confer with team regarding various Purchase and Sale Agreement form updates.	0.50	400.00
08/20/2025	MVB	Confer about and circulate call details for LFM calls.	0.30	240.00
08/20/2025	MVB	Review and revise SOP.	0.30	240.00
08/22/2025	CC	Participate in weekly status call.	0.50	75.00
08/22/2025	ERM	Participate in weekly team telephone conference.	0.50	400.00
08/22/2025	KM	Attend internal weekly LeFever call which included Maria Bernstein, Cherri Caro, Elizabeth Murphy, and Hannah Cooper as additional attendees.	0.50	225.00
08/22/2025	MVB	Status call with team regarding LeFever status.	0.50	400.00

08/22/2025	MVB	Review updated Purchase and Sale Agreement status tracker and identify follow-up items on outstanding Purchase and Sale Agreements.	0.20	160.00
08/25/2025	KM	Updated internal Purchase and Sale Agreement tracker to reflect dates that closing documents were sent to LeFever for review prior to scheduled closing dates.	0.20	90.00
08/26/2025	ERM	Multiple email correspondence with L. Gotluef regarding SSL required duties.	0.20	160.00
08/26/2025	MVB	Analyze requested changes to deal process and correspond with FTI regarding same.	0.40	320.00
08/27/2025	KM	Attend call with KBK, FTI and client.	0.50	225.00
08/27/2025	MVB	Review new River View Shopping Center Letter of Intent and offer materials and confer regarding staffing.	0.40	320.00
08/27/2025	MVB	Coordinate document access and confirm check-in to proceed with review.	0.20	160.00
08/27/2025	MVB	Review internal update and status tracker regarding Purchase and Sale Agreement status for various deals and follow up regarding open items.	0.20	160.00
08/29/2025	SS	Call with B. Sharp and G. Albert regarding processes and procedures.	1.00	800.00

Sub-total Fees: \$13,930.00

Client Services - No Charge: (\$13,930.00)

Timekeeper Summary

Kristy Miller	Real Estate Specialist	KM	6.70	Hours	\$450.00/hr	3,015.00
Maria V. Bernstein	Partner	MVB	9.50	Hours	\$800.00/hr	7,600.00
Elizabeth R. Murphy	Partner	ERM	1.70	Hours	\$800.00/hr	1,360.00
Sally Shekou	Partner	SS	1.60	Hours	\$800.00/hr	1,280.00
Hannah Cooper	Associate	HC	0.80	Hours	\$600.00/hr	480.00
Cherri Caro	Paralegal	CC	1.30	Hours	\$150.00/hr	195.00
Total hours:			21.60			\$13,930.00

Total Now Due: \$0.00



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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.: 186087
Invoice Date: 8/31/2025

Amount Due: \$0.00

RE: 4476-00067 / LFM Client Services- Chapter 11

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

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

August 31, 2025

Invoice: 186088

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$160.00

RE: 4476-00072 / Valley Oak, 5513/5515, 5521/5523, 5537/5539
Missie Way, Sacramento, CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/05/2025	MVB	Review and analyze demand letter regarding turnover of keys and tenant contact information for Missie Way properties.	0.20	160.00
			Sub-total Fees:	\$160.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.20	Hours	\$800.00/hr	160.00
		Total hours:	0.20			
						\$160.00
				Total Current Billing:		\$160.00
				Total Now Due:		\$160.00



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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.: 186088
Invoice Date: 8/31/2025

Amount Due: \$160.00

RE: 4476-00072 / Valley Oak, 5513/5515, 5521/5523, 5537/5539 Missie Way, Sacramento, CA; Purchase and Sale Agreement

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

August 31, 2025

Invoice: 186089

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$80.00

RE: 4476-00073 / 7339-7341 Arleta Court, Sacramento, CA; Purchase
 and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Confer with brokers, FTI and DSI regarding Buyer comments and cross-contingency between two transactions with same Buyer and review and revise Purchase and Sale Agreement Amendment and contingency waiver language and circulate updated drafts for signature.	0.10	80.00
Sub-total Fees:				\$80.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	<u>0.10</u>	Hours	\$800.00/hr	<u>80.00</u>	
		Total hours:	0.10				\$80.00
						Total Current Billing:	<u>\$80.00</u>
						Total Now Due:	\$80.00



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

Invoice No.: 186089

Invoice Date: 8/31/2025

Amount Due: \$80.00

RE: 4476-00073 / 7339-7341 Arleta Court, Sacramento, CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

August 31, 2025
Invoice: 186090

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$720.00

RE: 4476-00074 / *Legal Advice on Tenant Issues for LeFever Mattson Portfolio*

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/18/2025	MVB	Analyze statutory tenant notice requirements for pending apartment sale and request further review of obligations and timing of delivery of same for Seller.	0.40	320.00
08/22/2025	MVB	Review and analyze California Civil Code §1962 regarding requirements of and for tenant notice of change in ownership and confer with team on seller versus buyer responsibilities and customary closing practices.	0.30	240.00
08/22/2025	MVB	Further review and analyze Seller obligations with respect to delivery of form notice to tenants addressing identity of property owner under Civil Code §1962.	0.20	160.00
			Sub-total Fees:	\$720.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.90	Hours	\$800.00/hr	720.00
		Total hours:	0.90			
						\$720.00
						Total Current Billing: \$720.00
						Total Now Due: \$720.00



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

Invoice No.: 186090

Invoice Date: 8/31/2025

Amount Due: \$720.00

RE: 4476-00074 / *Legal Advice on Tenant Issues for LeFever Mattson Portfolio*

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Account No.: 325000568191
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025
Invoice: 186091

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$480.00

RE: 4476-00075 / 596 3rd Street East, Sonoma CA; Purchase and Sale Agreement

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/11/2025	MVB	Correspondence with title company regarding questions about 3rd Street Purchase and Sale Agreement.	0.20	160.00
08/11/2025	MVB	Correspondence with title company regarding its inquiry regarding approval status and closing logistics for 596 3rd Street.	0.20	160.00
08/11/2025	MVB	Request and review and analyze court sale order to determine closing timeline in response to correspondence with title company.	0.20	160.00
			Sub-total Fees:	\$480.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	0.60	Hours	\$800.00/hr	480.00
			Total hours:	0.60		\$480.00
						Total Current Billing: \$480.00
						Total Now Due: \$480.00



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

Invoice No.: 186091
Invoice Date: 8/31/2025

Amount Due: \$480.00

RE: 4476-00075 / 596 3rd Street East, Sonoma CA; Purchase and Sale Agreement

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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Account No.: 325000568191
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333 S. Grand Avenue, Suite 4100
Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186092

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$8,080.00

RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA;
Preparation and Filing of Lien for Payment; Graham Reid

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/01/2025	MVB	Correspondence with DSI on next steps to file lien for unpaid management fees for Missie Way.	0.10	80.00
08/01/2025	MVB	Review preliminary title information to assess outstanding debt and foreclosure status for Missie Way.	0.10	80.00
08/01/2025	MVB	Review and analyze foreclosure status and loan documents for Missie Way.	0.40	320.00
08/01/2025	MVB	Correspondence with title companies to request an updated preliminary title report and assesses outstanding obligations in light of foreclosure activity.	0.10	80.00
08/01/2025	MVB	Correspondence with title officer to obtain chain of title and Notice of Demand for 5533 Missie Way.	0.20	160.00
08/01/2025	MVB	Review letter to Graham Reid regarding lien and attached notice of default.	0.10	80.00
08/01/2025	MVB	Correspondence regarding LFM accounts receivable and lien filing for 5533 Missie Way.	0.20	160.00
08/01/2025	MVB	Confer with FTI.	0.10	80.00
08/01/2025	SS	Correspondence with client regarding lien issue and review files regarding same.	0.40	320.00
08/05/2025	MVB	Multiple correspondence with FTI regarding information required for file lien.	0.90	720.00
08/05/2025	MVB	Correspondence with FTI and DSI regarding lender's foreclosure activity and lien enforcement strategy to determine next steps and outreach to designated contact regarding unpaid management fee.	0.30	240.00
08/05/2025	MVB	Further review and analyze notice of default provided by LFM to Owner for nonpayment of management fee and options for pursuing payment.	0.10	80.00
08/05/2025	MVB	Review and analyze draft notice of lien.	0.10	80.00

08/05/2025	MVB	Correspondence with FTI and DSI regarding response to Tenant turnover of keys and timing for same.	0.10	80.00
08/05/2025	MVB	Further review and analyze litigation and lien options for payment of management fees to LFM.	0.20	160.00
08/05/2025	SS	Review correspondences and files regarding lien issue and correspondence with client regarding same.	0.30	240.00
08/05/2025	TSB	Review Property Management Agreement and correspondence regarding default by Owner; draft Notice of Liens for Missie Way properties and provide to client for review. .	3.20	2,560.00
08/06/2025	MVB	Correspond with FTI and DSI regarding preparation of lien for filing.	0.30	240.00
08/06/2025	MVB	Correspondence with FTI and DSI regarding Notice of Claim for Missie Way properties and confirm review and approval process.	0.10	80.00
08/06/2025	TSB	Revise notices of lien for Missie Way properties. .	0.80	640.00
08/08/2025	MVB	Correspondence with FTI and DSI regarding review execution of lien documents.	0.20	160.00
08/11/2025	MVB	Further correspondence with FTI and DSI regarding review and execution of lien document.	0.30	240.00
08/11/2025	MVB	Review and analyze executed lien notices.	0.20	160.00
08/11/2025	MVB	Analyze contractual lien issues and requirements for recordation of lien notices.	0.10	80.00
08/11/2025	TSB	Revise lien notices and provide to client for review and execution.	1.20	960.00

Sub-total Fees: \$8,080.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	4.20	Hours	\$800.00/hr	3,360.00
Thomas S. Brown	Partner	TSB	5.20	Hours	\$800.00/hr	4,160.00
Sally Shekou	Partner	SS	0.70	Hours	\$800.00/hr	560.00
Total hours:			<u>10.10</u>			<u>\$8,080.00</u>

Total Current Billing: \$8,080.00

Total Now Due: \$8,080.00



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Return with Payment

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

Invoice No.: 186092
Invoice Date: 8/31/2025

Amount Due: \$8,080.00

RE: 4476-00078 / 5533-5535 Missie Way, Sacramento, CA; Preparation and Filing of Lien for Payment;
Graham Reid

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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 Los Angeles, CA 90071-1544

August 31, 2025

Invoice: 186093

Attention: Mr. Bradley D. Sharp

Payment Now Due:

\$1,440.00

RE: 4476-00079 / 520 Capitol Mall, Sacramento, CA; Purchase and
 Sale Agreement; CalHFA (California Housing Finance Agency)

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/20/2025	LMT	Review Letter of Intent; prepare initial draft of Purchase and Sale Agreement.	1.80	1,440.00
			Sub-total Fees:	\$1,440.00

Timekeeper Summary

Lisa M. Travaglini	Partner	LMT	1.80	Hours	\$800.00/hr	1,440.00
		Total hours:	1.80			
						\$1,440.00
				Total Current Billing:		\$1,440.00
				Total Now Due:		\$1,440.00



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

Invoice No.: 186093
Invoice Date: 8/31/2025

Amount Due: \$1,440.00

RE: 4476-00079 / 520 Capitol Mall, Sacramento, CA; Purchase and Sale Agreement; CalHFA (California Housing Finance Agency)

PLEASE REMIT WIRE/ACH PAYMENTS TO**:

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

August 31, 2025
Invoice: 186094

Attention: Mr. Bradley D. Sharp

Payment Now Due:
\$5,000.00

RE: 4476-00080 / 103/105 Commerce Court, Fairfield, CA; Purchase
and Sale Agreement; Equity Oak Ventures, LLC

PROFESSIONAL FEES

Date	Initials	Description	Hours	Amount
08/20/2025	MVB	Analyze offer selection documents for new Purchase and Sale Agreement for Commerce Court to commence draft Purchase and Sale Agreement.	0.40	320.00
08/22/2025	HC	Draft Purchase and Sale Agreement for Commerce Court.	3.50	2,100.00
08/25/2025	ERM	Review initial draft of Purchase and Sale Agreement.	1.00	800.00
08/25/2025	HC	Revise Purchase and Sale Agreement; circulate to L. Gotguelf; correspondence regarding open items.	0.90	540.00
08/25/2025	MVB	Analyze and respond to questions regarding Letter of Intent terms and earnest money requirements based on offer selection for Commerce Court.	0.30	240.00
08/25/2025	MVB	Review and approve draft Purchase and Sale Agreement for Commerce Court and identify additional open items for DSI and FTI confirmation.	0.40	320.00
08/27/2025	HC	Revise Exhibit L to Purchase and Sale Agreement for Commerce Court; circulate revised Agreement to L. Gotguelf.	0.60	360.00
08/27/2025	MVB	Review and analyze revisions to Purchase and Sale Agreement and Overbid and Auction Procedures Exhibit to finalize draft for circulation to Buyer.	0.40	320.00
Sub-total Fees:				\$5,000.00

Timekeeper Summary

Maria V. Bernstein	Partner	MVB	1.50	Hours	\$800.00/hr	1,200.00
Elizabeth R. Murphy	Partner	ERM	1.00	Hours	\$800.00/hr	800.00
Hannah Cooper	Associate	HC	5.00	Hours	\$600.00/hr	3,000.00
Total hours:			7.50			\$5,000.00

Total Current Billing: \$5,000.00

Total Now Due: \$5,000.00



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.: 186094
Invoice Date: 8/31/2025

Amount Due: \$5,000.00

RE: 4476-00080 / 103/105 Commerce Court, Fairfield, CA; Purchase and Sale Agreement; Equity Oak Ventures, LLC

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