

**Fill in this information to identify the case:**

United States Bankruptcy Court for the:

Northern District of California  
(State)Case number (if known): \_\_\_\_\_ Chapter 11☐ Check if this is an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Vaca Villa Apartments, LP

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and *doing business* as names

3. Debtor's federal Employer Identification Number (EIN) 5 4 - 2 0 9 0 3 2 7

4. Debtor's address

Principal place of business

6359 Auburn Blvd.

Number Street

Suite BCitrus Heights

City

CA

State

95621

ZIP Code

Sacramento

County

Mailing address, if different from principal place of business

Number Street

P.O. Box

City

State

ZIP Code

Location of principal assets, if different from principal place of business

2151 Salvio St.

Number Street

Concord

City

CA

State

94520

ZIP Code

5. Debtor's website (URL) \_\_\_\_\_



**6. Type of debtor**

- ☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- ☒ Partnership (excluding LLP)
- ☐ Other. Specify: \_\_\_\_\_

**7. Describe debtor's business***A. Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

*B. Check all that apply:*

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

*C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.*5 3 1 3**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

*Check one:*

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11. *Check all that apply:*

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

Debtor Vaca Villa Apartments, LP  
Name

Case number (if known) \_\_\_\_\_

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

☒ No

☐ Yes. District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
MM / DD / YYYY

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

☐ No

☒ Yes. Debtor See Exhibit A Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_  
MM / DD / YYYY

List all cases. If more than 1, attach a separate list.

Case number, if known \_\_\_\_\_

**11. Why is the case filed in this district?**

Check all that apply:

☐ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number \_\_\_\_\_ Street \_\_\_\_\_

City \_\_\_\_\_ State ZIP Code \_\_\_\_\_

**Is the property insured?**

☐ No

☐ Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.  
☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

**14. Estimated number of creditors**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5,001-10,000  | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

**15. Estimated assets**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000          | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million           | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million          | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million         | <input type="checkbox"/> More than \$50 billion        |

**16. Estimated liabilities**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000          | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion     |
| <input type="checkbox"/> \$50,001-\$100,000    | <input type="checkbox"/> \$10,000,001-\$50 million           | <input type="checkbox"/> \$1,000,000,001-\$10 billion  |
| <input type="checkbox"/> \$100,001-\$500,000   | <input type="checkbox"/> \$50,000,001-\$100 million          | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million         | <input type="checkbox"/> More than \$50 billion        |

**Request for Relief, Declaration, and Signatures**

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 09/12/2024  
MM / DD / YYYY

**X** /s/ Timothy LeFever  
Signature of authorized representative of debtor

Timothy LeFever  
Printed name

Title Chief Executive Officer

18. Signature of attorney

X

/s/ Thomas B. Rupp

Signature of attorney for debtor

Date

09/12/2024

MM / DD / YYYY

Thomas B. Rupp

Printed name

Keller Benvenuti Kim LLP

Firm name

425 Market Street, 26th Floor

Number Street

San Francisco

City

CA

State

94105

ZIP Code

(415) 496-6723

Contact phone

trupp@kbklp.com

Email address

278041

Bar number

CA

State

**Exhibit A**  
**(List of Affiliated Debtors)**

<b><u>Entity Name</u></b>	<b><u>State of Organization</u></b>	<b><u>Tax ID Number</u></b>
LeFever Mattson, a California corporation	California	68-0197537
California Investment Properties, a California corporation	California	30-0289474
Home Tax Service of America, Inc., dba LeFever Mattson Property Management	California	68-0262554
Apan Partners LLC	California	N/A
Autumn Wood I, LP	California	20-0164208
Bay Tree, LP	California	82-1071378
Beach Pine, LP	California	83-2643272
Bishop Pine, LP	California	83-2643038
Black Walnut, LP	California	47-2451858
Buck Avenue Apartments, LP	California	54-2090323
Buckeye Tree, LP	California	88-2980108
Bur Oak, LP	California	87-4699497
Butcher Road Partners, LLC	California	45-5159521
Cambria Pine, LP	California	83-2644771
Chestnut Oak, LP	California	87-4702239
Country Oaks I, LP	California	26-0860694
Divi Divi Tree, L.P.	California	71-0926806
Douglas Fir Investments, LP	California	47-4674444
Firetree I, LP	California	82-3519393
Firetree II, LP	California	82-3519554
Firetree III, LP	California	82-3919655
Foxtail Pine, LP	California	83-2643197
Ginko Tree, LP	California	88-2960976
Golden Tree, LP	California	82-1060045
Hagar Properties, LP	California	04-3598044

<b><u>Entity Name</u></b>	<b><u>State of Organization</u></b>	<b><u>Tax ID Number</u></b>
Heacock Park Apartments, LP	California	46-3737509
LeFever Mattson I, LLC	California	47-4960075
Live Oak Investments, LP	California	47-3786181
Monterey Pine, LP	California	83-2644824
Napa Elm, LP	California	54-2090332
Nut Pine, LP	California	83-2661795
Pinecone, LP	California	84-2395880
Redbud Tree, LP	California	88-2961999
Red Cedar Tree, LP	California	88-3572519
Red Mulberry Tree, LP	California	88-3572594
Red Oak, LP	California	61-2022650
Red Oak Tree, LP	California	92-1008382
Red Spruce Tree, LP	California	92-0780568
River Birch, LP	California	86-3020630
River Tree Partners, LP	California	81-3671554
River View Shopping Center 1, LLC	Delaware	47-4186147
River View Shopping Center 2, LLC	California	47-4186476
RT Capitol Mall, LP	California	81-3775896
RT Golden Hills, LP	California	81-3708073
Scotch Pine, LP	California	86-3043628
Sequoia Investment Properties, LP	California	32-0136044
Sienna Pointe, LLC	Delaware	47-4712579
Spruce Pine, LP	California	84-2396399
Tradewinds Apartments, LP	California	54-2090326
Vaca Villa Apartments, LP	California	54-2090327
Valley Oak Investments, LP	California	47-3383417
Watertree I, LP	California	82-3519819
Willow Oak, LP	California	87-4700495

<b><u>Entity Name</u></b>	<b><u>State of Organization</u></b>	<b><u>Tax ID Number</u></b>
Windscape Apartments, LLC <sup>1</sup>	Delaware	83-1597353
Windscape Apartments I, LP	California	26-0860477
Windscape Apartments II, LP	California	26-0860509
Windscape Holdings, LLC	California	83-1608759
Windtree, LP	California	82-4974654
Yellow Poplar, LP	California	86-3043392

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<sup>1</sup> This Debtor's case was filed on August 6, 2024 in the U.S. Bankruptcy Court for the Northern District of California. The case number is 24-bk-10417 and is pending before the Honorable Charles Novack.



**LEFEVER MATTSON, A CALIFORNIA CORPORATION**

**CERTIFICATE OF CORPORATE SECRETARY**

September 12, 2024

I, Scott Smith, being a duly elected and authorized officer of LeFever Mattson, a California Corporation (the “**Company**”), hereby certify as follows:

- A. I am a duly qualified and elected officer of the Company and, as such, I am familiar with the facts herein certified and I am duly authorized to certify the same on behalf of the Company;
- B. Attached hereto are true, correct, and complete copies of the resolutions of the board of directors of the Company, duly adopted and approved on September 9, 2024, and September 12, 2024, in accordance with the Company’s bylaws; and
- C. Such resolutions have not been amended, altered, annulled, rescinded, modified, or revoked since their adoption and remain in full force and effect as of the date hereof. There exist no subsequent resolutions relating to the matters set forth in the resolutions attached here.

**IN WITNESS WHEREOF**, the undersigned has executed this certificate as of September 12, 2024.

Scott Smith  
Scott Smith (Sep 12, 2024 15:09 PDT)

Name: Scott Smith

Title: General Counsel, Corporate Secretary


# D042 (Secretary's Certificate)


Final Audit Report

2024-09-12


Created:	2024-09-12
By:	Jessica Mendoza (jmendoza@kellerbenvenutti.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAznLzSBI3dKD_xwjYADTNJuY8CT1sh-sP

## "D042 (Secretary's Certificate)" History

 Document created by Jessica Mendoza (jmendoza@kellerbenvenutti.com)  
2024-09-12 - 9:53:23 PM GMT

 Document emailed to Scott Smith (ssmith@lefma.com) for signature  
2024-09-12 - 9:53:27 PM GMT

 Email viewed by Scott Smith (ssmith@lefma.com)  
2024-09-12 - 10:08:55 PM GMT

 Document e-signed by Scott Smith (ssmith@lefma.com)  
Signature Date: 2024-09-12 - 10:09:28 PM GMT - Time Source: server

 Agreement completed.  
2024-09-12 - 10:09:28 PM GMT



**LEFEVER MATTSON, A CALIFORNIA CORPORATION**

**RESOLUTIONS OF  
THE BOARD OF DIRECTORS**

**September 9, 2024**

The Board of Directors (the “Board”) of LeFever Mattson, a California corporation (the “Company”), attended a duly held meeting of the Board on September 9, 2024, pursuant to a notice duly and validly given or waived in accordance with the requirements under the California Corporations Code (the “Corporations Code”), the Company’s Articles of Incorporation, and the Amended and Restated Bylaws of the Company dated as of August 20, 2007 (as amended, the “Bylaws”), and adopted, ratified and approved the following resolutions:

**RESOLUTIONS**

**WHEREAS**, the Board has reviewed and considered the materials presented by and the recommendations of both the management of the Company and the Company’s financial and legal advisors regarding the liabilities and liquidity situation of the Company and certain subsidiaries controlled by the Company listed on **Exhibit 1** hereto (collectively, the “Debtor LM Affiliates”); and

**WHEREAS**, the Board has consulted with the Company’s management and financial and legal advisors and has considered fully each of the strategic alternatives available to the Debtor LM Affiliates; and

**WHEREAS**, the Board has received information and recommendations from, asked questions of, and consulted with the Company’s management and financial and legal advisors, including in connection with the consideration of the strategic alternatives available to the Debtor LM Affiliates; and

**WHEREAS**, in the Board’s judgment, based upon the foregoing, it is desirable and in the best interests of the Debtor LM Affiliates, their creditors, equity holders, and other interested parties that each of the Debtor LM Affiliates file a voluntary petition for relief under the provisions of chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”).

**NOW, THEREFORE, BE IT RESOLVED**, that, pursuant to the Bylaws of the Company and the applicable governing documents and agreements of the other Debtor LM Affiliates, whether in the Company’s capacity as general partner, managing member, or similar governing and controlling capacity, Timothy LeFever (the “Authorized Officer”) be, and hereby is, authorized and directed in the name and on behalf of the Debtor LM Affiliates to execute and verify a voluntary petition for each Debtor LM Affiliate to commence proceedings under chapter 11 of the Bankruptcy Code and to cause the same to be filed in any district at such time and venue as the Authorized Officer executing said petition shall determine (the “Filings”); and

**RESOLVED, FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed to employ the law firm of Keller Benvenuti Kim LLP as general bankruptcy counsel to represent and assist the Debtor LM Affiliates in connection with the Filings, carrying out their duties under the Bankruptcy Code and related matters, and to take any and all actions to advance the rights and obligations of the Debtor LM Affiliates, and other matters consistent therewith, including filing any pleadings; and in connection therewith, the Authorized Officer be, and hereby is, authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and immediately upon filing of the case under chapter 11 of the Bankruptcy Code, and cause to be filed an appropriate application for authority to retain the services of Keller Benvenuti Kim LLP; and

**RESOLVED, FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed to employ Mr. Bradley Sharp of Development Specialists, Inc. ("DSI") to serve as the Chief Restructuring Officer of the Debtor LM Affiliates, to perform services consistent with a CRO including to manage and direct the Chapter 11 cases of the Debtor LM Affiliates subject to the oversight of the Board, and to employ other personnel of DSI to provide additional restructuring support services as requested or required to the Debtor LM Affiliates; and in connection therewith, the Authorized Officer be, and hereby is, authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and immediately upon filing of the case under chapter 11 of the Bankruptcy Code, and cause to be filed an appropriate application for authority to retain the services of DSI and Mr. Sharp; and

**RESOLVED FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed to employ any other professionals to assist the Debtor LM Affiliates in carrying out their duties under the Bankruptcy Code and related matters; and in connection therewith, the Authorized Officer be, and hereby is, authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and immediately upon filing of the case under chapter 11 of the Bankruptcy Code, and cause to be filed an appropriate application for authority to retain the services of any other professionals as necessary; and

**RESOLVED FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed in the name and on behalf of the Debtor LM Affiliates to execute all petitions, schedules, motions, lists, applications, pleadings, and other papers or documents, and to take any and all such other and further actions which the Authorized Officer or legal counsel for the Debtor LM Affiliates may deem necessary, proper, or desirable in connection with the cases under chapter 11 of the Bankruptcy Code and other matters consistent therewith, with a view to the successful prosecution of such cases; and

**RESOLVED FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed, in the name and on behalf of the Debtor LM Affiliates, to take such actions and to make, sign, execute, acknowledge, and deliver any and all such additional documents, agreements, affidavits, applications for approvals or rulings of governmental or regulatory authorities, motions, orders, directions, certificates, requests, receipts, financing statements, or other instruments as may be reasonably required to give effect to the foregoing resolutions and to consummate the transactions contemplated by the foregoing resolutions, to execute and deliver such instruments, and to fully perform the terms and provisions thereof; and

**RESOLVED FURTHER**, that these Resolutions shall be deemed a written consent of the Company, as the general partner, the managing member, or entity with similar authority with respect to any of the Debtor LM Affiliates where the Company or, if a Debtor LM Affiliate (a “Primary Affiliate”) has such authority with respect to a downstream Debtor LM Affiliate, then such Primary Affiliate, possesses such authority to authorize the actions herein, and they shall be deemed a vote of the Company’s or Primary Affiliate’s membership or partnership interests with respect to any of the Debtor LM Affiliates where such vote is necessary to effect the authorizations herein; and

**RESOLVED FURTHER**, that to the extent that any of the actions authorized by any of the foregoing resolutions have been taken by the Authorized Officer on behalf of the Debtor LM Affiliates, such actions are hereby ratified and confirmed in their entirety.

\* \* \* \*

## **Exhibit 1**

<b><u>Entity Name</u></b>	<b><u>State of Organization</u></b>	<b><u>Tax ID Number</u></b>
LeFever Mattson, a California corporation	California	68-0197537
Apan Partners LLC	California	
Autumn Wood I, LP	California	20-0164208
Beach Pine, LP	California	83-2643272
Bishop Pine, LP	California	83-2643038
Black Walnut, LP	California	47-2451858
Buck Avenue Apartments, LP	California	54-2090323
Buckeye Tree, LP	California	88-2980108
Bur Oak, LP	California	87-4699497
Butcher Road Partners, LLC	California	45-5159521
Cambria Pine, LP	California	83-2644771
Chestnut Oak, LP	California	87-4702239
Country Oaks I, LP	California	26-0860694
Divi Divi Tree, L.P.	California	71-0926806
Douglas Fir Investments, LP	California	47-4674444
Firetree I, LP	California	82-3519393
Firetree II, LP	California	82-3519554
Firetree III, LP	California	82-3919655
Foxtail Pine, LP	California	83-2643197
Ginko Tree, LP	California	88-2960976
Hagar Properties, LP	California	04-3598044
Heacock Park Apartments, LP	California	46-3737509
LeFever Mattson I, LLC	California	47-4960075
Live Oak Investments, LP	California	47-3786181
Monterey Pine, LP	California	83-2644824
Napa Elm, LP	California	54-2090332
Nut Pine, LP	California	83-2661795
Pinecone, LP	California	84-2395880

<b><u>Entity Name</u></b>	<b><u>State of Organization</u></b>	<b><u>Tax ID Number</u></b>
Pinewood Condominiums, LP	California	54-2090329
Redbud Tree, LP	California	88-2961999
Red Cedar Tree, LP	California	88-3572519
Red Mulberry Tree, LP	California	88-3572594
Red Oak, LP	California	61-2022650
Red Oak Tree, LP	California	92-1008382
Red Spruce Tree, LP	California	92-0780568
River Birch, LP	California	86-3020630
River Tree Partners, LP	California	81-3671554
River View Shopping Center 1, LLC	Delaware	47-4186147
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RT Golden Hills, LP	California	81-3708073
Scotch Pine, LP	California	86-3043628
Sequoia Investment Properties, LP	California	32-0136044
Sienna Pointe, LLC	Delaware	47-4712579
Spruce Pine, LP	California	84-2396399
Tradewinds Apartments, LP	California	54-2090326
Vaca Villa Apartments, LP	California	54-2090327
Valley Oak Investments, LP	California	47-3383417
Watertree I, LP	California	82-3519819
Willow Oak, LP	California	87-4700495
Windscape Apartments I, LP	California	26-0860477
Windscape Apartments II, LP	California	26-0860509
Windscape Holdings, LLC	California	83-1608759
Yellow Poplar, LP	California	86-3043392

**LEFEVER MATTSON, A CALIFORNIA CORPORATION**

**RESOLUTIONS OF  
THE BOARD OF DIRECTORS**

**September 12, 2024**

The Board of Directors (the “Board”) of LeFever Mattson, a California corporation (the “Company”), attended a duly held meeting of the Board on September 12, 2024, pursuant to a notice duly and validly given or waived in accordance with the requirements under the California Corporations Code (the “Corporations Code”), the Company’s Articles of Incorporation, and the Amended and Restated Bylaws of the Company dated as of August 20, 2007 (as amended, the “Bylaws”), and adopted, ratified and approved the following resolutions:

**RESOLUTIONS**

**WHEREAS**, the Board has reviewed and considered the materials presented by and the recommendations of both the management of the Company and the Company’s financial and legal advisors regarding the liabilities and liquidity situation of the Company and certain subsidiaries controlled by the Company listed on **Exhibit 1** hereto (collectively, the “Debtor LM Affiliates”); and

**WHEREAS**, the Board has consulted with the Company’s management and financial and legal advisors and has considered fully each of the strategic alternatives available to the Debtor LM Affiliates; and

**WHEREAS**, the Board has received information and recommendations from, asked questions of, and consulted with the Company’s management and financial and legal advisors, including in connection with the consideration of the strategic alternatives available to the Debtor LM Affiliates; and

**WHEREAS**, in the Board’s judgment, based upon the foregoing, it is desirable and in the best interests of the Debtor LM Affiliates, their creditors, equity holders, and other interested parties that each of the Debtor LM Affiliates file a voluntary petition for relief under the provisions of chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”).

**NOW, THEREFORE, BE IT RESOLVED**, that, pursuant to the Bylaws of the Company and the applicable governing documents and agreements of the other Debtor LM Affiliates, whether in the Company’s capacity as general partner, managing member, or similar governing and controlling capacity, Timothy LeFever (the “Authorized Officer”) be, and hereby is, authorized and directed in the name and on behalf of the Debtor LM Affiliates to execute and verify a voluntary petition for each Debtor LM Affiliate to commence proceedings under chapter 11 of the Bankruptcy Code and to cause the same to be filed in any district at such time and venue as the Authorized Officer executing said petition shall determine (the “Filings”); and



**RESOLVED, FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed to employ the law firm of Keller Benvenuti Kim LLP as general bankruptcy counsel to represent and assist the Debtor LM Affiliates in connection with the Filings, carrying out their duties under the Bankruptcy Code and related matters, and to take any and all actions to advance the rights and obligations of the Debtor LM Affiliates, and other matters consistent therewith, including filing any pleadings; and in connection therewith, the Authorized Officer be, and hereby is, authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and immediately upon filing of the case under chapter 11 of the Bankruptcy Code, and cause to be filed an appropriate application for authority to retain the services of Keller Benvenuti Kim LLP; and

**RESOLVED, FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed to employ Mr. Bradley Sharp of Development Specialists, Inc. ("DSI") to serve as the Chief Restructuring Officer of the Debtor LM Affiliates, to perform services consistent with a CRO including to manage and direct the Chapter 11 cases of the Debtor LM Affiliates subject to the oversight of the Board, and to employ other personnel of DSI to provide additional restructuring support services as requested or required to the Debtor LM Affiliates; and in connection therewith, the Authorized Officer be, and hereby is, authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and immediately upon filing of the case under chapter 11 of the Bankruptcy Code, and cause to be filed an appropriate application for authority to retain the services of DSI and Mr. Sharp; and

**RESOLVED, FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed to employ Mr. Seth Wellisch of Pivot Management Group, LLC, ("Pivot") to serve as the Chief Real Estate Officer of the Company, reporting directly to the Chief Restructuring Officer and ensuring compliance with the California Department of Real Estate regulations with respect to management of income producing properties; and the Authorized Officer hereby is authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and immediately upon filing of the case under chapter 11 of the Bankruptcy Code, and cause to be filed an appropriate application for authority to retain the services of Pivot and Mr. Wellisch; and

**RESOLVED FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed to employ any other professionals to assist the Debtor LM Affiliates in carrying out their duties under the Bankruptcy Code and related matters; and in connection therewith, the Authorized Officer be, and hereby is, authorized and directed to execute appropriate retention agreements, pay appropriate retainers prior to and immediately upon filing of the case under chapter 11 of the Bankruptcy Code, and cause to be filed an appropriate application for authority to retain the services of any other professionals as necessary; and

**RESOLVED FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed in the name and on behalf of the Debtor LM Affiliates to execute all petitions, schedules, motions, lists, applications, pleadings, and other papers or documents, and to take any and all such other and further actions which the Authorized Officer or legal counsel for the Debtor LM Affiliates may deem necessary, proper, or desirable in connection with the cases under chapter 11 of the Bankruptcy Code and other matters consistent therewith, with a view to the successful prosecution of such cases; and

**RESOLVED FURTHER**, that the Authorized Officer be, and hereby is, authorized and directed, in the name and on behalf of the Debtor LM Affiliates, to take such actions and to make, sign, execute, acknowledge, and deliver any and all such additional documents, agreements, affidavits, applications for approvals or rulings of governmental or regulatory authorities, motions, orders, directions, certificates, requests, receipts, financing statements, or other instruments as may be reasonably required to give effect to the foregoing resolutions and to consummate the transactions contemplated by the foregoing resolutions, to execute and deliver such instruments, and to fully perform the terms and provisions thereof; and

**RESOLVED FURTHER**, that these Resolutions shall be deemed a written consent of the Company, as the general partner, the managing member, or entity with similar authority with respect to any of the Debtor LM Affiliates where the Company or, if a Debtor LM Affiliate (a “Primary Affiliate”) has such authority with respect to a downstream Debtor LM Affiliate, then such Primary Affiliate, possesses such authority to authorize the actions herein, and they shall be deemed a vote of the Company’s or Primary Affiliate’s membership or partnership interests with respect to any of the Debtor LM Affiliates where such vote is necessary to effect the authorizations herein; and

**RESOLVED FURTHER**, that to the extent that any of the actions authorized by any of the foregoing resolutions have been taken by the Authorized Officer on behalf of the Debtor LM Affiliates, such actions are hereby ratified and confirmed in their entirety.

\* \* \* \*

**Exhibit 1**

<b><u>Entity Name</u></b>	<b><u>State of Organization</u></b>	<b><u>Tax ID Number</u></b>
Bay Tree, LP	California	82-1071378
Golden Tree, LP	California	82-1060045
Windtree, LP	California	82-4974654