

**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 California Investment Properties, a California corporation

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) 30 - 0289474

4. Debtor's address	<b>Principal place of business</b>	<b>Mailing address, if different from principal place of business</b>
	<u>6359 Auburn Blvd.</u>	_____
	<small>Number Street</small>	<small>Number Street</small>
	<u>Suite B</u>	_____
	<small>P.O. Box</small>	_____
	<u>Citrus Heights CA 95621</u>	_____
	<small>City State ZIP Code</small>	<small>City State ZIP Code</small>
	<u>Sacramento</u>	<b>Location of principal assets, if different from principal place of business</b>
	<small>County</small>	<u>6359 Auburn Blvd.</u>
		<small>Number Street</small>
		_____
		<u>Citrus Heights CA 95621</u>
		<small>City State ZIP Code</small>

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?**

## Check one:

- Chapter 7  
 Chapter 9  
 Chapter 11. Check all that apply:

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.

- 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

**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 \_\_\_\_\_

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

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

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 checked="" type="checkbox"/> \$0-\$50,000 | <input 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 checked="" type="checkbox"/> \$0-\$50,000 | <input 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

Debtor California Investment Properties, a California corporation  
Name

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

**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 CA 94105  
City State ZIP Code

(415) 496-6723 trupp@kbkllp.com  
Contact phone Email address

278041 CA  
Bar number State

## Exhibit A

### (List of Affiliated Debtors)

<u>Entity Name</u>	<u>State of Organization</u>	<u>Tax ID Number</u>
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>Entity Name</b>	<b>State of Organization</b>	<b>Tax ID Number</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.

**CALIFORNIA INVESTMENT PROPERTIES,  
A CALIFORNIA CORPORATION**

**UNANIMOUS WRITTEN CONSENT OF  
THE BOARD OF DIRECTORS**

**September 12, 2024**

The undersigned, being the sole member of the Board of Directors (the “Board”) of California Investment Properties, a California corporation (the “Company”), does hereby adopt the following resolutions effected as of the date set forth herein:

**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

**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 Company; 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 Company; and

**WHEREAS**, in the Board’s judgment, based upon the foregoing, it is desirable and in the best interests of the Company, its creditors, equity holders, and other interested parties that the Company 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 Timothy LeFever (the “Authorized Officer”) be, and hereby is, authorized and directed in the name and on behalf of the Company to execute and verify a voluntary petition for the Company 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 “Filing”); and

**RESOLVED, FURTHER**, that Mark Bennett is appointed to serve on the Board, effective immediately as of the Filing;

**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 Company in connection with the Filing, carrying out its duties under the Bankruptcy Code and related matters, and to take any and all actions to advance the rights and obligations of the Company, 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 Company, to perform services consistent with a CRO including to manage and direct the Chapter 11 case of the Company 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 Company; 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 Company in carrying out its 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 Company 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 Company 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 Company, 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 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 Company, such actions are hereby ratified and confirmed in their entirety.

*[Signature Page Follows]*

**IN WITNESS WHEREOF**, the undersigned, having caused this written consent to be executed and to be effective as of the date first written above.

**TIMOTHY LEFEVER**

By: *Timothy LeFever*  
Timothy LeFever (Sep 12, 2024 16:50 PDT)  
\_\_\_\_\_  
Timothy LeFever  
Director

# D038B (CIP Board Unanimous Written Consent re Bkctcy)

Final Audit Report

2024-09-12

Created:	2024-09-12
By:	Colin Mitsuoka (cmitsuoka@kbkllp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIMwPfPEIYX1Blxoq5Hgb2ZMlxKylZvWi

## "D038B (CIP Board Unanimous Written Consent re Bkctcy)" History

-  Document created by Colin Mitsuoka (cmitsuoka@kbkllp.com)  
2024-09-12 - 11:38:52 PM GMT
-  Document emailed to Timothy LeFever (tlefever@lefma.com) for signature  
2024-09-12 - 11:38:56 PM GMT
-  Email viewed by Timothy LeFever (tlefever@lefma.com)  
2024-09-12 - 11:49:30 PM GMT
-  Document e-signed by Timothy LeFever (tlefever@lefma.com)  
Signature Date: 2024-09-12 - 11:50:02 PM GMT - Time Source: server
-  Agreement completed.  
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