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The following constitutes the order of the Court.

Signed: December 13, 2024

Charles Novack  
U.S. Bankruptcy Judge

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Debtors in Possession*

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**UNITED STATES BANKRUPTCY COURT**

**NORTHERN DISTRICT OF CALIFORNIA**

**SANTA ROSA DIVISION**

In re

LEFEVER MATTSON, a California  
corporation, *et al.*,<sup>1</sup>

Debtors.

Case No. 24-10545 (CN)

Chapter 11

**ORDER (1) ESTABLISHING BAR DATE;  
(2) APPROVING FORM AND MANNER  
OF NOTICE OF BAR DATE AND  
PROCEDURES WITH RESPECT  
THERE TO; AND (3) APPROVING  
CONFIDENTIALITY PROTOCOLS**

<sup>1</sup> The last four digits of LeFever Mattson's tax identification number are 7537. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.



1 This matter coming before the Court on the *Motion for an Order (I) Establishing Bar Date;*  
2 *(2) Approving Form and Manner of Notice of Bar Date and Procedures With Respect Thereto; and*  
3 *(3) Approving Confidentiality Protocols* [Docket No. 366] (the “Motion”),<sup>2</sup> jointly filed by the above-  
4 captioned debtors and debtors-in-possession (the “Debtors”) and Official Committee of Unsecured  
5 Creditors (the “Committee”); the Court having reviewed the Motion; and the Court having determined  
6 that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein;

7 **IT IS HEREBY ORDERED THAT:**

8 1. The Motion is GRANTED.

9 2. Investor and Creditor Bar Date. **February 14, 2025 at 11:59 p.m. Pacific Time** (the  
10 “Bar Date”) is hereby established as the **last day** for (a) all Investors to file Proofs of Interest in the  
11 Debtors arising prior to the time the petition in the applicable case was filed (the “Petition Date”) and  
12 (b) all Creditors (other than governmental units) to file Proofs of Claim against the Debtors arising  
13 prior to the Petition Date.

14 3. Governmental Bar Date. This Order does not affect, amend, or modify the deadline for  
15 governmental units to file Proofs of Claim against the Debtors, which remains 180 days after the  
16 applicable Petition Date.

17 4. Persons Not Required to File Claims. The following persons and other entities whose  
18 claims otherwise would be subject to the Bar Date are excepted from the provisions herein and are **not**  
19 required to file proofs of claim against the Debtors on or before the Bar Date: (a) claims already duly  
20 filed in these Cases with the Clerk of this Court; (b) claims arising on or after the applicable Petition  
21 Date; (c) claims by any person or entity whose claim has been paid by the Debtor or has been otherwise  
22 satisfied; and (d) any person or entity whose Claim is listed on the Schedules and Statements and (i)  
23 whose Claim is not described therein as “disputed,” “contingent,” or “unliquidated,” (ii) who does not  
24 dispute the amount or nature of such Claim as set forth in the Schedules and Statements, and (iii) who  
25 does not dispute that the Claim as listed in the Schedules and Statements is an obligation of the specific  
26 Debtor against whom such Claim is listed.

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<sup>2</sup> A capitalized term used but not defined herein shall have the meaning ascribed to it in the Motion.

1           5.       Any Proof of Interest or Proof of Claim required to be filed pursuant to the provisions  
2 of this Order and not filed on or before the Bar Date shall be forever barred from assertion against the  
3 Debtors, the Debtors' estates, and any successor to the foregoing under a confirmed plan of  
4 reorganization and/or liquidation or structured dismissal or otherwise (a "Confirmed Plan").

5           6.       Approval of Procedures and Forms. The Proof of Interest Procedures, Investor  
6 Confidentiality Protocols, and Proof of Interest Form, attached hereto as **Exhibit A-2**, are approved.

7           7.       The Investor Claims Package, which consists of the Bar Date Notice, Proof of Interest  
8 Form (including accompanying instructions), and Official Form 410, is approved. The Investor  
9 Claims Packages shall be sent for distribution on or before the Service Deadline.

10          8.       Approval of Bar Date Notice. The Bar Date Notice, in substantially the form attached  
11 hereto as **Exhibit A-1**, is approved in all respects. In accordance with Bankruptcy Rule 2002, the  
12 Debtors are hereby authorized to cause the Bar Date Notice to be given by first class mail, postage  
13 prepaid, on or before one week following the entry of this order (the "Service Deadline"), upon: (a)  
14 all persons that are, according to the Debtors' books and records, current and/or former Investors; (b)  
15 individuals and entities that are not reflected in the Debtors' books and records as Investors, but who  
16 have informed the Debtors that they may be Investors and provided their contact information; (c) all  
17 known creditors; and (d) the Office of the United States Trustee.

18          9.       If multiple Investor Claims Packages would otherwise go to the same physical address,  
19 the Movants shall be entitled, but not required, to combine the Investor Claims Packages into a single  
20 Investor Claims Package, even if the Investor names are not identical.

21          10.       Publication of Bar Date Notice. The Debtors shall cause notice of the Bar Date to be  
22 given by publication to investors and creditors to whom notice by mail is impracticable, including  
23 investors and creditors who are unknown or not reasonably ascertainable by the Debtors and investors  
24 and creditors whose identities are known but whose addresses are unknown by the Debtors.  
25 Specifically, the Debtors shall cause the Publication Notice, in substantially the form attached hereto  
26 as **Exhibit A-3**, to be published in (a) one occasion of *USA Today* (or similar national newspaper), (b)  
27 one occasion of the *Sacramento Bee* (or similar regional newspaper), and (c) one occasion of *The*  
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1 *Press Democrat* (or similar Sonoma / Napa local publication), on or before a date at least fourteen  
2 days before the Bar Date.

3 11. Adequate and Sufficient Notice. Notice of the Bar Date as set forth in this order and  
4 in the manner set forth herein (including, but not limited to, the Bar Date Notice, the Publication  
5 Notice, and any supplemental notices that the Debtors may send from time to time) constitutes  
6 adequate and sufficient notice of the Bar Date and satisfies the requirements of the Bankruptcy Code,  
7 the Bankruptcy Rules, and the Local Rules.

8 12. Authorization. The Debtors and Committee are authorized to take or refrain from  
9 taking any action necessary or appropriate to implement the terms of and the relief granted in this  
10 Order without seeking further order of the Court.

11 13. The Debtors and Committee are authorized to make non-substantive changes to the  
12 documents referenced herein without further order of the Court, including, without limitation, changes  
13 to correct typographical and grammatical errors and to make conforming changes among the  
14 aforementioned documents prior to their distribution.

15 14. Jurisdiction. This Court shall retain jurisdiction over all matters related to or arising  
16 from the Motion or the interpretation or implementation of this Order.

17 \*\*\* **END OF ORDER** \*\*\*  
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# **EXHIBIT A-1**

## **Bar Date Notice**

1 UNITED STATES BANKRUPTCY COURT  
2 NORTHERN DISTRICT OF CALIFORNIA  
3 SANTA ROSA DIVISION

4 In re

5 LEFEVER MATTSON, a California  
6 corporation, *et al.*,<sup>1</sup>

7 Debtors.

Chapter 11

Case No. 24-10545 (CN)

(Jointly Administered)

8 **NOTICE OF BAR DATE AND PROCEDURES**  
9 **FOR SUBMITTING (A) INVESTOR PROOFS**  
10 **OF INTEREST AND (B) PROOFS OF CLAIM**

11 **TO: ALL INVESTORS AND CREDITORS THAT HELD AN INVESTMENT OR CLAIM**  
12 **IN OR AGAINST THE DEBTORS AS OF THE APPLICABLE PETITION DATE:**

13 **PLEASE TAKE NOTICE OF THE FOLLOWING:**

14 On December [●], 2024, the Bankruptcy Court entered an order (the “Bar Date Order”) in  
15 the chapter 11 bankruptcy cases of LeFever Mattson and its affiliated debtors (collectively, the  
16 “Debtors”) in accordance with Bankruptcy Rule 3003(c) fixing the deadline (a) for all Investors to  
17 file proofs of interest on account of their investments in the Debtors and (b) for all Creditors to file  
18 proofs of claim on account of their claims against the Debtors. Pursuant to the Bar Date Order,  
19 **February 14, 2025 at 11:59 p.m. (Pacific Time)** is the deadline (the “Bar Date”) by which the  
20 Claims Agent **must actually receive** proofs of interest and proofs of claim submitted by Investors  
21 and Creditors in these Cases for any Interest or Claim arising prior to the time the petition in the  
22 applicable Case was filed (the “Petition Date”), as set forth in the attached list of Debtors.

23 **More Information or Help for Investors – Town Halls**

24 The Committee will host a series of investor town halls via Zoom to discuss the process  
25 of completing and submitting Proofs of Interest. You will receive a separate notice of  
26 these town halls once they are scheduled. In addition, the town hall information will be  
27 posted on the Committee’s website at: <https://veritaglobal.net/lm/info/14065>

28 ***In the meantime, if you need help understanding the Proof of Interest, Proof of Claim,  
or the submission process, please contact [LMCommittee@pszjlaw.com](mailto:LMCommittee@pszjlaw.com) so that your  
fellow investors can direct you to the right person to help.***

1 The last four digits of LeFever Mattson’s tax identification number are 7537. Due to the large number of debtor  
2 entities in the above-captioned chapter 11 cases, a complete list of the Debtors and the last four digits of their federal  
3 tax identification numbers is not provided herein. A complete list of such information may be obtained on the  
4 website of the Debtors’ claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the  
5 Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.

1           **1.       WHAT DOES THE TERM BAR DATE MEAN?**

2           **Investors.** For investors, the Bar Date is the date by which individuals and entities who  
3 invested in the Debtors, whether through deeds of trust on LeFever Mattson-owned property, or  
4 equity interests in LeFever Mattson-managed LLCs (limited liability companies) or LPs (limited  
5 partnerships), or as tenants-in-common, must submit a proof of interest with the Claims Agent in the  
6 manner indicated below.

7           **Creditors.** For creditors, the Bar Date is the date by which individuals and entities who  
8 assert a Claim against the must submit a proof of claim with the Claims Agent in the manner indicated  
9 below. **An Investor may assert an Interest in the Debtors and also assert a Claim against the**  
10 **Debtors. For example, an Investor may assert an Interest in Divi Divi Tree, L.P. and may also**  
11 **assert a Claim against LeFever Mattson. Under this scenario, the Investor would submit a proof**  
12 **of interest and a separate proof of claim.**

13           **2.       DO YOU NEED TO SUBMIT A PROOF OF INTEREST?**

14           Your investments in the Debtors, as reflected in their books and records, is set forth on  
15 **Schedule 2** to your customized proof of interest form. If you **ACCEPT** the percentages in  
16 **Schedule 2** for a particular Debtor, then **NO**, you do not need to submit a proof of interest for that  
17 particular Debtor **and no further action is needed by you.**

18           However, if you **DISPUTE** the amount set forth on **Schedule 2** and want to assert an Interest  
19 that is different, then you **MUST** timely and properly submit a proof of interest for a particular  
20 Debtor, including the supporting documents as set forth in this Bar Date Notice.

21           If you are an “off book” investor for a particular Debtor and your interests are not reflected  
22 in the Debtors’ books and records, you **MUST submit a proof of interest by the Bar Date.**

23           **3.       DO YOU NEED TO SUBMIT A PROOF OF CLAIM?**

24           If you assert a Claim against the Debtors that is either (a) not reflected on a particular  
25 Debtor’s books and records or (b) reflected on a particular Debtor’s books and records as  
26 contingent / unliquidated / disputed, then you **MUST** submit a proof of claim by the Bar Date.

27           **If you are an Investor and you assert a Claim against the Debtors (which may be in**  
28 **addition to the Interest you assert in a Debtor), you MUST submit a proof of claim by the Bar**  
**Date.**

          The following claims, administrative requests, and interests are excepted from the  
provisions of the Bar Date Order (the “Excepted Claims/Interests”) and are not required to be filed  
on or before the Bar Date: (a) claims already received by the Bankruptcy Court or Claims Agent;  
(b) claims arising on or after the applicable Petition Date; (c) claims of professionals retained by  
the Debtors or any official committee appointed in these Cases pursuant to orders of the Bankruptcy  
Court who assert administrative claims for fees and expenses subject to the Bankruptcy Court’s  
approval pursuant to sections 328, 330, and 331 of the Bankruptcy Code; (d) claims by any person  
or entity whose claim has been paid or has been otherwise satisfied; (e) any claim for fees relating  
to these Cases under 28 U.S.C. § 1930; and (f) **claims of any investors in non-Debtors (e.g., KS**

1 **Mattson Partners, LP).** Should the Bankruptcy Court fix a date by which the  
2 Excepted Claims/Interest must be filed, you will be notified separately.

3 **Governmental Units:** The Bar Date Order does not affect, amend, or otherwise modify the  
4 bar dates previously established by the Bankruptcy Court for Governmental Units.

5 **4. WHAT ARE THE CONSEQUENCES OF NOT TIMELY AND PROPERLY  
6 SUBMITTING A PROOF OF INTEREST OR CLAIM?**

7 **ANY INVESTOR OR CREDITOR WHO DISAGREES WITH THE DEBTORS'**  
8 **BOOKS AND RECORDS IS REQUIRED TO SUBMIT A PROOF OF INTEREST OR**  
9 **PROOF OF CLAIM, AS APPLICABLE, SO THAT IT IS ACTUALLY RECEIVED BY THE**  
10 **CLAIMS AGENT ON OR BEFORE THE BAR DATE. IF AN INVESTOR OR CREDITOR**  
11 **FAILS TO DO SO IN A TIMELY MANNER OR IN THE PROPER FORM, SUCH**  
12 **INVESTOR OR CREDITOR SHALL BE FOREVER BARRED, ESTOPPED, AND**  
13 **ENJOINED TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW FROM**  
14 **ASSERTING, IN ANY MANNER, AN INTEREST OR CLAIM DIFFERENT OR**  
15 **GREATER THAN THE AMOUNT SET FORTH IN THE DEBTORS' BOOKS AND**  
16 **RECORDS .**

17 **5. WHERE CAN I GET A COPY OF THE PROOF OF INTEREST AND PROOF  
18 OF CLAIM FORMS?**

19 For Investors that are reflected in the Debtors' books and records, enclosed with this Bar  
20 Date Notice is a Proof of Interest Form with **Schedule 2.**

21 For Investors that are **NOT** reflected in the Debtors' books and records, enclosed with this  
22 Bar Date Notice is a blank Proof of Interest Form.

23 For Creditors, enclosed with this Bar Date Notice is a blank Proof of Claim Form.

24 Copies of this Bar Date Notice, a blank Proof of Interest Form, and a blank Proof of Claim  
25 Form (Official Bankruptcy Form 410) may be obtained (i) for a fee, on the Court's website,  
26 [www.canb.uscourts.gov](http://www.canb.uscourts.gov) (a PACER account is required); (ii) for **free** at the Claims Agent's website  
27 at <https://veritaglobal.net/LM> (iii) by emailing [LMCommittee@pszjlaw.com](mailto:LMCommittee@pszjlaw.com) or (iv) contacting the  
28 Debtors' claims agent at (877) 709-4751 (U.S./Canada) or +1 (424) 236-7231 (International).

**6. HOW DO I SUBMIT MY PROOF OF INTEREST / CLAIM FORM?**

A properly completed and signed Proof of Interest Form and/or Proof of Claim Form, together  
with supporting documentation, must be submitted to the Claims Agent so **they are actually**  
**received on or before the Bar Date**, in one of the following ways:

**Electronically uploaded through Verita's website at: <https://veritaglobal.net/LM>**



1        **If Proof of Claim Form is sent by mail, Courier or Hand Delivery, send to:**

2        LeFever Mattson Claims Processing Center  
3        c/o KCC dba Verita  
4        222 N. Pacific Coast Highway, Suite 300  
5        El Segundo, CA 90245

6        Facsimile and e-mail delivery methods are not acceptable. **If submitting by hard copy, you must submit an originally executed Proof of Interest or Proof of Claim. If you file an originally executed Proof of Interest and/or Proof of Claim and would like a copy of your Proof of Interest and/or Proof of Claim returned to you as proof of receipt, please enclose an additional copy and a self-addressed postage-paid envelope.**

8        If you are mailing the Proof of Interest or Proof of Claim, **do not** include **original** copies of any documents attached to the Proof of Interest and/or Proof of Claim, as they may be destroyed after being scanned by the Claims Agent.

10       **PROOFS OF INTEREST AND PROOFS OF CLAIM SHOULD NOT BE FILED WITH THE COURT, OR SENT TO THE DEBTORS' LEGAL COUNSEL, RETAINED PROFESSIONALS, OR OTHERWISE DELIVERED TO THE DEBTORS, AND ANY SUCH FORMS SO FILED OR SENT WILL NOT BE CONSIDERED PROPERLY SUBMITTED.**

14       **7. SUPPORTING DOCUMENTS**

15       For those Investors and Creditors disputing the amount of their Interests and Claims, each submitted Proof of Interest and/or Claim Form must include copies of all documents that support the claim asserted in the Proof of Interest and/or Proof of Claim Form. Please include your name on each page of every document that you submit. **DO NOT SEND ORIGINAL DOCUMENTS.**

18       Such documentation may include, but is not limited to: copies of mortgages, agreements for the transfer and purchase of limited partnership interests, property purchase agreements, IRS Schedule K-1s, IRS Form 5498, complaints you filed against the Debtors, and any other documents evidencing the amount and basis of the Interest and/or Claim. **If such supporting documentation is not available, in an addendum that is attached to your Proof of Interest or Proof of Claim, please explain why it is not available.**

22       **8. REQUESTS FOR ADDITIONAL INFORMATION AND COOPERATION**

23       If after receiving a Proof of Interest or Proof of Claim, the Debtors or the Committee, as applicable, determine that additional information is needed to process your Interest or Claim, the Debtors or the Committee may contact you by telephone, mail, or email to request such additional information. Please cooperate with the Debtors and the Committee to the maximum extent possible.

27       **9. CONSENT TO JURISDICTION**

28       If you dispute the amount of your Interest or Claim and submit a Proof of Interest and/or Proof of Claim in these Cases, you consent to the jurisdiction of the Bankruptcy Court for all

1 purposes and agree to be bound by its decisions, including, without limitation, a determination as  
2 to the extent, validity, priority and amount of any Interest or Claim you assert against the Debtors  
and their respective estates and assets.

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4 **10. RESERVATION OF RIGHTS**

5 The Debtors and the Committee reserve the right to dispute, or assert offsets or defenses  
6 as to the extent, validity, priority, or otherwise against, any amounts asserted in any Proof of  
Interest or Proof of Claim. Nothing set forth in this Bar Date Notice, a Proof of Interest or Proof  
7 of Claim, or the accompanying schedules thereto, shall preclude the Debtors or the Committee, as  
applicable, from objecting to any Proof of Interest or Proof of Claim, on any grounds.

### List of Debtors

The following is a list of the entities comprising the Debtors. The address of each of the following entities is: 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.

Debtor Name	Petition Date	Tax ID	Case No.
Apan Partners LLC	9/12/2024	N/A	24-10487
Autumn Wood I, LP	9/12/2024	20-0164208	24-10488
Bay Tree, LP	9/12/2024	82-1071378	24-10489
Beach Pine, LP	9/12/2024	83-2643272	24-10490
Bishop Pine, LP	9/12/2024	83-2643038	24-10491
Black Walnut, LP	9/12/2024	47-2451858	24-10492
Buck Avenue Apartments, LP	9/12/2024	54-2090323	24-10493
Buckeye Tree, LP	9/12/2024	88-2980108	24-10494
Bur Oak, LP	9/12/2024	87-4699497	24-10495
Butcher Road Partners, LLC	9/12/2024	45-5159521	24-10496
California Investment Properties, a California corporation	9/12/2024	30-0289474	24-10543
Cambria Pine, LP	9/12/2024	83-2644771	24-10497
Chestnut Oak, LP	9/12/2024	87-4702239	24-10498
Country Oaks I, LP	9/12/2024	26-0860694	24-10499
Divi Divi Tree, L.P.	9/12/2024	71-0926806	24-10500
Douglas Fir Investments, LP	9/12/2024	47-4674444	24-10501
Firetree I, LP	9/12/2024	82-3519393	24-10502
Firetree II, LP	9/12/2024	82-3519554	24-10503
Firetree III, LP	9/12/2024	82-3919655	24-10504
Foxtail Pine, LP	9/12/2024	83-2643197	24-10505
Ginko Tree, LP	9/12/2024	88-2960976	24-10506
Golden Tree, LP	9/12/2024	82-1060045	24-10507
Hagar Properties, LP	9/12/2024	04-3598044	24-10508
Heacock Park Apartments, LP	9/12/2024	46-3737509	24-10509
Home Tax Service of America, Inc., dba LeFever Mattson Property Management	9/12/2024	68-0262554	24-10544
LeFever Mattson I, LLC	9/12/2024	47-4960075	24-10510
LeFever Mattson, a California corporation	9/12/2024	68-0197537	24-10545
Live Oak Investments, LP	9/12/2024	47-3786181	24-10511
Monterey Pine, LP	9/12/2024	83-2644824	24-10512
Napa Elm, LP	9/12/2024	54-2090332	24-10513
Nut Pine, LP	9/12/2024	83-2661795	24-10514
Pinecone, LP	9/12/2024	84-2395880	24-10515
Pinewood Condominiums, LP	10/2/2024	54-2090329	24-10598
Ponderosa Pines, LP	10/2/2024	N/A	24-10599
Red Cedar Tree, LP	9/12/2024	88-3572519	24-10517
Red Mulberry Tree, LP	9/12/2024	88-3572594	24-10518

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Debtor Name	Petition Date	Tax ID	Case No.
Red Oak Tree, LP	9/12/2024	92-1008382	24-10520
Red Oak, LP	9/12/2024	61-2022650	24-10519
Red Spruce Tree, LP	9/12/2024	92-0780568	24-10521
Redbud Tree, LP	9/12/2024	88-2961999	24-10516
River Birch, LP	9/12/2024	86-3020630	24-10522
River Tree Partners, LP	9/12/2024	81-3671554	24-10523
River View Shopping Center 1, LLC	9/12/2024	47-4186147	24-10524
River View Shopping Center 2, LLC	9/12/2024	47-4186476	24-10525
RT Capitol Mall, LP	9/12/2024	81-3775896	24-10526
RT Golden Hills, LP	9/12/2024	81-3708073	24-10527
Scotch Pine, LP	9/12/2024	86-3043628	24-10528
Sequoia Investment Properties, LP	9/12/2024	32-0136044	24-10529
Sienna Pointe, LLC	9/12/2024	47-4712579	24-10530
Spruce Pine, LP	9/12/2024	84-2396399	24-10532
Tradewinds Apartments, LP	9/12/2024	54-2090326	24-10533
Vaca Villa Apartments, LP	9/12/2024	54-2090327	24-10534
Valley Oak Investments, LP	9/12/2024	47-3383417	24-10535
Watertree I, LP	9/12/2024	82-3519819	24-10536
Willow Oak, LP	9/12/2024	87-4700495	24-10537
Windscape Apartments I, LP	9/12/2024	26-0860477	24-10538
Windscape Apartments II, LP	9/12/2024	26-0860509	24-10539
Windscape Apartments, LLC	9/6/2024	83-1597353	24-10417
Windscape Holdings, LLC	9/12/2024	83-1608759	24-10540
Windtree, LP	9/12/2024	82-4974654	24-10541
Yellow Poplar, LP	9/12/2024	86-3043392	24-10542

## **EXHIBIT A-2**

### **Proof of Interest Form**

UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF CALIFORNIA

**PROOF OF INTEREST FOR THE  
CHAPTER 11 CASES OF LEFEVER MATTSON AND ITS DEBTOR AFFILIATES**

Please be sure to read the instructions, found at the end of this form, before completing this Proof of Interest Form. If you have an attorney, you should consult with your attorney in connection with filling out and submitting this Proof of Interest Form.

Please fill out a Proof of Interest Form for *each* investor. For example, if you invested individually through an IRA *and* you invested through a family trust, you must fill out two separate Proof of Interest Forms—one for each investor.

**Part 1: Identity of the Investor**

**1. Name and address of the Investor**

**2. Where should notices and payments regarding this Investor be sent?**

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

- 1(a). ☐ Check box if you are aware that anyone else has filed a Proof of Interest Form related to your Interest(s). Attach a statement giving particulars.
- ☐ Check box if you have never received any notices from the Bankruptcy Court or the Debtors in this case.
- ☐ Check box if this address differs from the address on the envelope sent to you by the Debtors.

1(b). Account or other number by which the Debtors or a Debtor identifies Investor (if any):

\_\_\_\_\_

1(c). Check the applicable box below if this Proof of Interest Form

- ☐ replaces a previously filed Proof of Interest Form (Original Proof of Interest Form dated: \_\_\_\_\_)
- ☐ amends a previously filed Proof of Interest Form (Original Proof of Interest Form dated: \_\_\_\_\_)

**3. Is the Investor represented by an attorney?**

☐ Yes ☐ No

If Yes, Attorney's contact information:

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**Part 2: Information About the Interest(s)**

This section relates to any **Interest**<sup>1</sup> you may assert that you hold in any Debtor(s). If you assert that you hold a membership interest in any Debtor that is an LLC (limited liability company) and/or a partnership interest in any Debtor that is an LP (limited partnership), **you must complete this section for each such Debtor.** Please see **Appendix A** for an alphabetical list of the Debtors.

4(A). Name of Debtor in which you assert an Interest: \_\_\_\_\_

a. What is the **total percentage** Interest you hold in this Debtor (if known)? \_\_\_\_\_ **or** ☐ Unknown

b. Did you purchase this Interest with cash or was it a result of a roll-over (e.g., a 1031 exchange)?

☐ Cash ☐ Other / Roll-Over / 1031 Exchange

c. Who did you purchase or otherwise acquire this Interest from (i.e., identify the seller)?

☐ LeFever Mattson ☐ KS Mattson Partners LP ☐ Other: \_\_\_\_\_

d. What is the **total amount** of **money** that you invested in this Debtor? \$ \_\_\_\_\_

e. Please provide the **date** and **amount** of each investment that you made in this Debtor. For each, please indicate whether you have any documents evidencing such investment, such as an Agreement of Transfer and Purchase of Limited Partnership Interest or communications with the Debtors or any of their principals and, if so, please attach such documents as set forth in Part 4.

*Please provide dates in the format MM/DD/YYYY. If the exact date is unknown, fill in date as accurately as possible, such as month and year.*

Date of Investment	Amount of Investment	Does the Investor have any documents evidencing the investment?
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No

f. **Distributions.** If known, please provide the **date** and **amount** of the last distribution you received for this investment:

Date: \_\_\_\_\_ Amount: \_\_\_\_\_

g. **Additional Information.** Please provide any additional information regarding your Interest in this Debtor in the box below. For example, if you obtained an interest in this Debtor as a result of a 1031 exchange, describe the circumstances surrounding that exchange, including the original investment, date of the exchange, etc. You may attach additional pages as necessary.

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**FOR INVESTMENTS IN ADDITIONAL DEBTORS, PLEASE USE SCHEDULE 1**

<sup>1</sup> An "**Interest**" means an "equity security" as defined by section 101(16) of the Bankruptcy Code and includes (a) an interest of a limited partner in a limited partnership and (b) an interest of a member in a limited liability company.

### **Part 3: Other Information**

5. Are you a **tenant in common** (“TIC”) with any Debtor with respect to any real property? ☐ Yes ☐ No

**Note:** A “tenant in common” is the legal term for being “on deed” with a Debtor or otherwise jointly owning the property directly with a Debtor rather than owning an interest in a Debtor.

*If yes, please complete the table below with respect to each such real property holding.*

	Property 1	Property 2	Property 3
Address of Property			
Percentage Ownership			
Amount Invested			
Date of Investment			
Do you have documents evidencing such investment?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

*An example of a document evidencing an investment is a Property Purchase Agreement. Please attach any such documents in accordance with Part 4.*

**Note:** *If you need to identify additional properties, please print additional copies of this page.*

6. Other than those reflected in your responses to the previous questions, are there any material issues regarding your Interest(s) you want to raise in connection with this Proof of Interest Form? Please attach additional pages if necessary.

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#### **Part 4: Attachments**

7. Please attach any documents relevant to your Interest(s) set forth in Part 2 and Part 3 of this Proof of Interest Form. **If you are mailing the Proof of Interest Form, do not include original copies, as they may be destroyed after being scanned by the Claims Agent.** Examples of documents you should include, if you have them and as relevant to your asserted Interest(s), are:

**Agreement(s) of Transfer and Purchase of Limited Partnership Interest**

**Commercial Property Purchase Agreement and Joint Escrow Instructions**

**IRS Schedule K-1** for each year you received one

**IRS Form 5498 (IRA Contribution Information)** for each year you received one

**Limited Partnership Agreement**

**Omnibus Resolutions** related to various transactions undertaken by LeFever Mattson entities

**A Complaint** that you filed against the Debtors.

**Please be sure to label any documents that relate to any Interest with the name of the Debtor against which you assert such Interest if not contained on the document itself.**

#### **Part 5: Sign Below**

The person completing this Proof of Interest Form must sign and date it. Fed. R. Bankr. P. 9011(b). If you file this form electronically, Fed. R. Bankr. P. 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

**A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.**

Check the appropriate box.

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> I am the Investor. | <input type="checkbox"/> I am the Investor's authorized agent<br>(Attach copy of power of attorney, if any.) | <input type="checkbox"/> I am the trustee, or the<br>debtor or their authorized agent.<br>(See Bankruptcy Rule 3004.) | <input type="checkbox"/> I am a guarantor, surety,<br>endorser, or other codebtor.<br>(See Bankruptcy Rule 3005.) |
|---|--|---|---|

I declare under penalty of perjury that the information provided in this form is true and correct to the best of my knowledge, information, and reasonable belief.

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Address and telephone number (if different from notice  
Address above):

\_\_\_\_\_  
(Signature) (Date)

Telephone number: \_\_\_\_\_

Email: \_\_\_\_\_

# SCHEDULE 1

## INVESTMENTS IN ADDITIONAL DEBTORS

### **Part 2: Information About the Interest(s)**

This section relates to any **Interest** you may assert that you hold in any Debtor(s). If you assert that you hold a membership interest in any Debtor that is an LLC (limited liability company) and/or a partnership interest in any Debtor that is an LP (limited partnership), **you must complete this section for each such Debtor.** Please see **Appendix A** for an alphabetical list of the Debtors.

4(B). Name of Debtor in which you assert an Interest: \_\_\_\_\_

a. What is the **total percentage** Interest you hold in this Debtor (if known)? \_\_\_\_\_ **or** ☐ Unknown

b. Did you purchase this Interest with cash or was it a result of a roll-over (e.g., a 1031 exchange)?

☐ Cash      ☐ Other / Roll-Over / 1031 Exchange

c. Who did you purchase or otherwise acquire this Interest from (i.e., identify the seller)?

☐ LeFever Mattson      ☐ KS Mattson Partners LP      ☐ Other: \_\_\_\_\_

d. What is the **total amount** of **money** that you invested in this Debtor? \$ \_\_\_\_\_

e. Please provide the **date** and **amount** of each investment that you made in this Debtor. For each, please indicate whether you have any documents evidencing such investment, such as an Agreement of Transfer and Purchase of Limited Partnership Interest or communications with the Debtors or any of their principals and, if so, please attach such documents as set forth in Part 4.

*Please provide dates in the format MM/DD/YYYY. If the exact date is unknown, fill in date as accurately as possible, such as month and year.*

Date of Investment	Amount of Investment	Does the Investor have any documents evidencing the investment?
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No

f. **Distributions.** If known, please provide the **date** and **amount** of the last distribution you received for this investment:

Date: \_\_\_\_\_ Amount: \_\_\_\_\_

g. **Additional Information.** Please provide any additional information regarding your Interest in this Debtor in the box below. For example, if you obtained an interest in this Debtor as a result of a 1031 exchange, describe the circumstances surrounding that exchange, including the original investment, date of the exchange, etc. You may attach additional pages as necessary.

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## SCHEDULE 1 CONTINUED

### Part 2: Information About the Interest(s)

This section relates to any **Interest** you may assert that you hold in any Debtor(s). If you assert that you hold a membership interest in any Debtor that is an LLC (limited liability company) and/or a partnership interest in any Debtor that is an LP (limited partnership), **you must complete this section for each such Debtor.** Please see **Appendix A** for an alphabetical list of the Debtors.

4(C). Name of Debtor in which you assert an Interest: \_\_\_\_\_

a. What is the **total percentage** Interest you hold in this Debtor (if known)? \_\_\_\_\_ **or** ☐ Unknown

b. Did you purchase this Interest with cash or was it a result of a roll-over (e.g., a 1031 exchange)?

☐ Cash ☐ Other / Roll-Over / 1031 Exchange

c. Who did you purchase or otherwise acquire this Interest from (i.e., identify the seller)?

☐ LeFever Mattson ☐ KS Mattson Partners LP ☐ Other: \_\_\_\_\_

d. What is the **total amount** of **money** that you invested in this Debtor? \$ \_\_\_\_\_

e. Please provide the **date** and **amount** of each investment that you made in this Debtor. For each, please indicate whether you have any documents evidencing such investment, such as an Agreement of Transfer and Purchase of Limited Partnership Interest or communications with the Debtors or any of their principals and, if so, please attach such documents as set forth in Part 4.

*Please provide dates in the format MM/DD/YYYY. If the exact date is unknown, fill in date as accurately as possible, such as month and year.*

Date of Investment	Amount of Investment	Does the Investor have any documents evidencing the investment?
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No

f. **Distributions.** If known, please provide the **date** and **amount** of the last distribution you received for this investment:

Date: \_\_\_\_\_ Amount: \_\_\_\_\_

g. **Additional Information.** Please provide any additional information regarding your Interest in this Debtor in the box below. For example, if you obtained an interest in this Debtor as a result of a 1031 exchange, describe the circumstances surrounding that exchange, including the original investment, date of the exchange, etc. You may attach additional pages as necessary.

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## SCHEDULE 1 CONTINUED

### Part 2: Information About the Interest(s)

This section relates to any **Interest** you may assert that you hold in any Debtor(s). If you assert that you hold a membership interest in any Debtor that is an LLC (limited liability company) and/or a partnership interest in any Debtor that is an LP (limited partnership), **you must complete this section for each such Debtor.** Please see **Appendix A** for an alphabetical list of the Debtors.

4(D). Name of Debtor in which you assert an Interest: \_\_\_\_\_

a. What is the **total percentage** Interest you hold in this Debtor (if known)? \_\_\_\_\_ **or** ☐ Unknown

b. Did you purchase this Interest with cash or was it a result of a roll-over (e.g., a 1031 exchange)?

☐ Cash ☐ Other / Roll-Over / 1031 Exchange

c. Who did you purchase or otherwise acquire this Interest from (i.e., identify the seller)?

☐ LeFever Mattson ☐ KS Mattson Partners LP ☐ Other: \_\_\_\_\_

d. What is the **total amount** of **money** that you invested in this Debtor? \$ \_\_\_\_\_

e. Please provide the **date** and **amount** of each investment that you made in this Debtor. For each, please indicate whether you have any documents evidencing such investment, such as an Agreement of Transfer and Purchase of Limited Partnership Interest or communications with the Debtors or any of their principals and, if so, please attach such documents as set forth in Part 4.

*Please provide dates in the format MM/DD/YYYY. If the exact date is unknown, fill in date as accurately as possible, such as month and year.*

Date of Investment	Amount of Investment	Does the Investor have any documents evidencing the investment?
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No

f. **Distributions.** If known, please provide the **date** and **amount** of the last distribution you received for this investment:

Date: \_\_\_\_\_ Amount: \_\_\_\_\_

g. **Additional Information.** Please provide any additional information regarding your Interest in this Debtor in the box below. For example, if you obtained an interest in this Debtor as a result of a 1031 exchange, describe the circumstances surrounding that exchange, including the original investment, date of the exchange, etc. You may attach additional pages as necessary.

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## SCHEDULE 2

### RECORD INVESTOR INFORMATION

*If you agree with the information contained below and do not need to make any changes, you do not need to complete this Proof of Interest Form - but you are still encouraged to do so to facilitate the Debtors' and Committee's ongoing investigation.*

**The Debtors' books and records reflect that you hold the following ownership interests in the Debtors:**

**Investor:** [Name]

[Table to be inserted]

DRAFT

## **INSTRUCTIONS FOR PROOF OF INTEREST FORM**

These instructions and definitions explain the Proof of Interest Form and certain legal concepts in general. These instructions are not intended to provide you with legal advice. You should consider obtaining the advice of an attorney in connection with completing this Proof of Interest Form.

### **Who should fill out this form?**

- Every person who believes they are an investor in the Debtors should fill out a Proof of Interest Form regardless of whether they may be an on-book (*i.e.*, Record Investor) or off-book (*i.e.*, Non-Record Investor) (or mix of both) investor; however, ***if you agree with the information contained on Schedule 2 to the Proof of Interest Form and do not need to make any changes, you do not need to complete this Proof of Interest Form - but you are still encouraged to do so to facilitate the Debtors' and Committee's ongoing investigation.***
- **Please fill out a Proof of Interest Form for *each* investor.** For example, if you invested individually through an IRA *and* you invested through a family trust, you must fill out two separate Proof of Interest Forms—one for each investor (*i.e.*, one Proof of Interest Form on behalf of you through your IRA and one Proof of Interest Form on behalf of your family trust).

### **How to fill out this form:**

- **Part 1: Identity of the Investor**
  - **Question 1:** Please fill in the full name, address, telephone number, and e-mail address of the Investor. If the Investor is not an individual (*e.g.*, the Investor is a trust, corporation, or other entity), please include both the name of the Investor and an individual contact name for such investor (*e.g.*, ABC Family Trust, c/o John Doe).
    - **Question 1(a):** If any of the three statements listed in this box apply to you, please check the applicable box(es). If none of them apply to you, or you are unsure if they apply, you do not need to check any of the boxes.
    - **Question 1(b):** If the Debtors identify you or your Interest(s) by any account number(s), please list such account number(s), if known. If you hold multiple Interests with unique account numbers, please list all known account numbers. If you do not know whether the Debtors identify your Interest(s) by any account number(s), or you do not know if they do, you may leave this section blank.
    - **Question 1(c):** If you previously filed an Proof of Interest Form and are filing a second Proof of Interest Form ***related to the same Interest(s)***, please check the applicable box and identify the date of the previously-filed Proof of Interest Form.
  - **Question 2:** Please fill in the full name and address where notices and payments regarding this Investor should be sent if different than the name and address of the Investor provided in Question 1.

- Question 3: If you are represented by an attorney *with respect to your Interest(s)*, please provide the direct contact information for such attorney. If you are represented by an attorney, the Debtors, the Committee, or any other party-in-interest that has any questions or comments about your Interest(s) will speak with your identified attorney.

- **Part 2: Information About the Interest**

**IMPORTANT:** If you assert an Interest in more than one Debtor (for example, if you assert an Interest in both Divi Divi Tree LP and in Hagar Properties LP), **you must complete Question 4 for each Debtor. Schedule 1** to this Proof of Interest Form contains three (3) additional spaces for you to use if necessary. If you assert Interests in more than four (4) Debtors, you should re-print **Schedule 1** as necessary.

- Question 4 and Schedule 1: Please list the name of the Debtor in which you assert an Interest. A list of all of the Debtors can be found on **Appendix A** annexed hereto. For each Question 4 that you complete, please list ***only one Debtor***.
  - Question 4a: Please list the ***total percentage*** Interest that you assert that you hold in this Debtor. If you do not know, please check the Unknown box.
  - Question 4b: Please indicate how you purchased your Interest in this Debtor by checking the applicable box(es). Please provide additional narrative explanation as necessary in response to Question 4g.
  - Question 4c: Please indicate from whom you acquired your initial Interest in the Debtor. If you do not know or it was not LeFever Mattson or KS Mattson Partners LP, please check Other and explain accordingly. If you signed an Agreement of Transfer and Purchase of Limited Partnership Interest, you would list the seller identified in such document.
  - Question 4d: Please provide the ***total amount*** of money that you invested in this Debtor.
  - Question 4e: With respect to each investment you made in this Debtor (whether a single investment or multiple investments over time), please provide (i) the date of the investment; (ii) the amount of the investment made on such date; and (iii) any documents you have related to such investment. Please fill in as much information as possible as accurately as possible. For each, please indicate whether you have any documents evidencing such investment, such as a copy of the transfer or purchase of the limited partnership interest, limited partnership agreement, bank statement, or IRS form (e.g., a Form K-1), and, if so, please attach such documents as set forth in Part 4. To the extent there is certain information you do not know, only partially know, or do not have documentary evidence you can provide, please provide additional narrative explanation as necessary in response to Question 4g.
  - Question 4f: Please provide the date and amount of the last distribution you received for this investment. If you do not know this information, you may leave blank. Please provide additional narrative explanation as necessary in response to Question 4g.

- Question 4g: Please provide any narrative information related to your Interest in this Debtor as you believe would be helpful. You may attach additional pages as necessary.

- **Part 3: Other Information**

- Question 5: Please check the appropriate box on whether you are a tenant in common (“TIC”) with any Debtor with respect to any real property. If you check yes, please provide (i) the address of the property; (ii) your percentage ownership interest in the property; (iii) the amount of your investment; and (iv) the date of your investment. Please fill in as much information as possible as accurately as possible. For each, please indicate whether you have any documents evidencing such investment, such as a copy of the Property Purchase Agreement, and, if so, please attach such documents as set forth in Part 4. To the extent there is certain information you do not know, only partially know, or do not have documentary evidence you can provide, please provide additional narrative explanation as necessary in response to Question 6.
- Question 6: Please provide any narrative information related to your Interest(s) or investments that you believe would be helpful. You may attach additional pages as necessary

- **Part 4: Attachments**

- Question 7: Please attach any documents that you believe may be relevant to the Interests or investments listed in Parts 2 and 3. Question 7 contains a list of examples. We understand that Investors may have some, very few, or none of the documents listed as examples. In that case, please provide any documents you have relevant to your Interest(s).
- Please be sure to label any documents that relate to any Interest with the name of the Debtor against which you assert such Interest if not contained on the document itself. **If you are mailing the Proof of Interest Form, do not include original copies of any documents, as they may be destroyed after being scanned by the Claims Agent.**

- **Part 5: Sign Below**

Before starting Part 5, please review your Proof of Interest Form to ensure that your responses are true and correct to the best of your knowledge, information, and reasonable belief. Please check the appropriate box and then sign and date your Proof of Interest Form.



## Appendix A to Instructions

Debtor Name	Petition Date	Tax ID	Case No.
Apan Partners LLC	9/12/2024	N/A	24-10487
Autumn Wood I, LP	9/12/2024	20-0164208	24-10488
Bay Tree, LP	9/12/2024	82-1071378	24-10489
Beach Pine, LP	9/12/2024	83-2643272	24-10490
Bishop Pine, LP	9/12/2024	83-2643038	24-10491
Black Walnut, LP	9/12/2024	47-2451858	24-10492
Buck Avenue Apartments, LP	9/12/2024	54-2090323	24-10493
Buckeye Tree, LP	9/12/2024	88-2980108	24-10494
Bur Oak, LP	9/12/2024	87-4699497	24-10495
Butcher Road Partners, LLC	9/12/2024	45-5159521	24-10496
California Investment Properties, a California corporation	9/12/2024	30-0289474	24-10543
Cambria Pine, LP	9/12/2024	83-2644771	24-10497
Chestnut Oak, LP	9/12/2024	87-4702239	24-10498
Country Oaks I, LP	9/12/2024	26-0860694	24-10499
Divi Divi Tree, L.P.	9/12/2024	71-0926806	24-10500
Douglas Fir Investments, LP	9/12/2024	47-4674444	24-10501
Firetree I, LP	9/12/2024	82-3519393	24-10502
Firetree II, LP	9/12/2024	82-3519554	24-10503
Firetree III, LP	9/12/2024	82-3919655	24-10504
Foxtail Pine, LP	9/12/2024	83-2643197	24-10505
Ginko Tree, LP	9/12/2024	88-2960976	24-10506
Golden Tree, LP	9/12/2024	82-1060045	24-10507
Hagar Properties, LP	9/12/2024	04-3598044	24-10508
Heacock Park Apartments, LP	9/12/2024	46-3737509	24-10509
Home Tax Service of America, Inc., dba LeFever Mattson Property Management	9/12/2024	68-0262554	24-10544
LeFever Mattson I, LLC	9/12/2024	47-4960075	24-10510
LeFever Mattson, a California corporation	9/12/2024	68-0197537	24-10545
Live Oak Investments, LP	9/12/2024	47-3786181	24-10511
Monterey Pine, LP	9/12/2024	83-2644824	24-10512
Napa Elm, LP	9/12/2024	54-2090332	24-10513
Nut Pine, LP	9/12/2024	83-2661795	24-10514
Pinecone, LP	9/12/2024	84-2395880	24-10515
Pinewood Condominiums, LP	10/2/2024	54-2090329	24-10598
Ponderosa Pines, LP	10/2/2024	N/A	24-10599
Red Cedar Tree, LP	9/12/2024	88-3572519	24-10517
Red Mulberry Tree, LP	9/12/2024	88-3572594	24-10518
Red Oak Tree, LP	9/12/2024	92-1008382	24-10520
Red Oak, LP	9/12/2024	61-2022650	24-10519
Red Spruce Tree, LP	9/12/2024	92-0780568	24-10521
Redbud Tree, LP	9/12/2024	88-2961999	24-10516

Debtor Name	Petition Date	Tax ID	Case No.
River Birch, LP	9/12/2024	86-3020630	24-10522
River Tree Partners, LP	9/12/2024	81-3671554	24-10523
River View Shopping Center 1, LLC	9/12/2024	47-4186147	24-10524
River View Shopping Center 2, LLC	9/12/2024	47-4186476	24-10525
RT Capitol Mall, LP	9/12/2024	81-3775896	24-10526
RT Golden Hills, LP	9/12/2024	81-3708073	24-10527
Scotch Pine, LP	9/12/2024	86-3043628	24-10528
Sequoia Investment Properties, LP	9/12/2024	32-0136044	24-10529
Sienna Pointe, LLC	9/12/2024	47-4712579	24-10530
Spruce Pine, LP	9/12/2024	84-2396399	24-10532
Tradewinds Apartments, LP	9/12/2024	54-2090326	24-10533
Vaca Villa Apartments, LP	9/12/2024	54-2090327	24-10534
Valley Oak Investments, LP	9/12/2024	47-3383417	24-10535
Watertree I, LP	9/12/2024	82-3519819	24-10536
Willow Oak, LP	9/12/2024	87-4700495	24-10537
Windscape Apartments I, LP	9/12/2024	26-0860477	24-10538
Windscape Apartments II, LP	9/12/2024	26-0860509	24-10539
Windscape Apartments, LLC	9/6/2024	83-1597353	24-10417
Windscape Holdings, LLC	9/12/2024	83-1608759	24-10540
Windtree, LP	9/12/2024	82-4974654	24-10541
Yellow Poplar, LP	9/12/2024	86-3043392	24-10542

## **EXHIBIT A-3**

### **Publication Notice**

1 UNITED STATES BANKRUPTCY COURT  
2 NORTHERN DISTRICT OF CALIFORNIA  
3 SANTA ROSA DIVISION

4  
5 In re

6 LEFEVER MATTSON, a California  
7 corporation, *et al.*,<sup>1</sup>

8 Debtors.

Chapter 11

Case No. 24-10545 (CN)

(Jointly Administered)

9 **NOTICE OF BAR DATE AND PROCEDURES**  
10 **FOR SUBMITTING (A) INVESTOR PROOFS**  
11 **OF INTEREST AND (B) PROOFS OF CLAIM**

12 **TO: ALL INVESTORS AND CREDITORS THAT HELD AN INVESTMENT OR CLAIM**  
13 **IN OR AGAINST THE DEBTORS AS OF THE APPLICABLE PETITION DATE:**

14 **THE BAR DATE FOR INTERESTS AND CLAIMS IS**  
15 **FEBRUARY 14, 2025 AT 11:59 P.M. (PACIFIC TIME)**  
16

17  
18 **PLEASE TAKE NOTICE OF THE FOLLOWING:**

19 On December [•], 2024, the Bankruptcy Court entered an order (the “Bar Date Order”) in  
20 the chapter 11 bankruptcy cases of LeFever Mattson and its affiliated debtors (collectively, the  
21 “Debtors”) in accordance with Bankruptcy Rule 3003(c) fixing the deadline (a) for all Investors to  
22 file proofs of interest on account of their investments in the Debtors and (b) for all Creditors to file  
23 proofs of claim on account of their claims against the Debtors. Pursuant to the Bar Date Order,  
24 **February 14, 2025 at 11:59 p.m. (Pacific Time)** is the deadline (the “Bar Date”) by which the  
25 Claims Agent **must actually receive** proofs of interest and proofs of claim submitted by Investors  
26 and Creditors in these Cases for any Interest or Claim arising prior to the time the petition in the  
27 applicable Case was filed (the “Petition Date”), as set forth in the attached list of Debtors.

28  
<sup>1</sup> The last four digits of LeFever Mattson’s tax identification number are 7537. Due to the large number of debtor  
entities in the above-captioned chapter 11 cases, a complete list of the Debtors and the last four digits of their federal  
tax identification numbers is not provided herein. A complete list of such information may be obtained on the  
website of the Debtors’ claims and noticing agent at <https://veritaglobal.net/LM>. The address for service on the  
Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621.

1           **1.       WHAT DOES THE TERM BAR DATE MEAN?**

2           **Investors.** For investors, the Bar Date is the date by which individuals and entities who  
3 invested in the Debtors, whether through deeds of trust on LeFever Mattson-owned property, or  
4 equity interests in LeFever Mattson-managed LLCs (limited liability companies) or LPs (limited  
5 partnerships), or as tenants-in-common, must submit a proof of interest with the Claims Agent in the  
6 manner indicated below.

7           **Creditors.** For creditors, the Bar Date is the date by which individuals and entities who  
8 assert a Claim against the must submit a proof of claim with the Claims Agent in the manner indicated  
9 below. **An Investor may assert an Interest in the Debtors and also assert a Claim against the**  
10 **Debtors. For example, an Investor may assert an Interest in Divi Divi Tree, L.P. and may also**  
11 **assert a Claim against LeFever Mattson. Under this scenario, the Investor would submit a proof**  
12 **of interest and a separate proof of claim.**

13           **2.       DO YOU NEED TO SUBMIT A PROOF OF INTEREST?**

14           If you assert an Interest in the Debtors that is either (a) not reflected in a particular Debtor's  
15 books and records or (b) not accurately reflected in a particular Debtor's books and records, then  
16 you **MUST submit a proof of interest by the Bar Date.**

17           **3.       DO YOU NEED TO SUBMIT A PROOF OF CLAIM?**

18           If you assert a Claim against the Debtors that is either (a) not reflected on a particular  
19 Debtor's books and records or (b) reflected on a particular Debtor's books and records as  
20 contingent / unliquidated / disputed, then you **MUST** submit a proof of claim by the Bar Date.

21           **If you are an Investor and you assert a Claim against the Debtors (which may be in**  
22 **addition to the Interest you assert in a Debtor), you MUST submit a proof of claim by the Bar**  
23 **Date.**

24           The following claims, administrative requests, and interests are excepted from the  
25 provisions of the Bar Date Order (the "Excepted Claims/Interests") and are not required to be filed  
26 on or before the Bar Date: (a) claims already received by the Bankruptcy Court or Claims Agent;  
27 (b) claims arising on or after the applicable Petition Date; (c) claims of professionals retained by  
28 the Debtors or any official committee appointed in these Cases pursuant to orders of the Bankruptcy  
Court who assert administrative claims for fees and expenses subject to the Bankruptcy Court's  
approval pursuant to sections 328, 330, and 331 of the Bankruptcy Code; (d) claims by any person  
or entity whose claim has been paid or has been otherwise satisfied; (e) any claim for fees relating  
to these Cases under 28 U.S.C. § 1930; **and (f) claims of any investors in non-Debtors (e.g., KS**  
**Mattson Partners, LP).** Should the Bankruptcy Court fix a date by which the Excepted  
Claims/Interest must be filed, you will be notified separately.

**Governmental Units:** The Bar Date Order does not affect, amend, or otherwise modify the  
bar dates previously established by the Bankruptcy Court for Governmental Units.

1           **4.       WHAT ARE THE CONSEQUENCES OF NOT TIMELY AND PROPERLY**  
2           **SUBMITTING A PROOF OF INTEREST OR CLAIM?**

3           **ANY INVESTOR OR CREDITOR WHO DISAGREES WITH THE DEBTORS'**  
4           **BOOKS AND RECORDS IS REQUIRED TO SUBMIT A PROOF OF INTEREST OR**  
5           **PROOF OF CLAIM, AS APPLICABLE, SO THAT IT IS ACTUALLY RECEIVED BY THE**  
6           **CLAIMS AGENT ON OR BEFORE THE BAR DATE. IF AN INVESTOR OR CREDITOR**  
7           **FAILS TO DO SO IN A TIMELY MANNER OR IN THE PROPER FORM, SUCH**  
8           **INVESTOR OR CREDITOR SHALL BE FOREVER BARRED, ESTOPPED, AND**  
9           **ENJOINED TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW FROM**  
10           **ASSERTING, IN ANY MANNER, AN INTEREST OR CLAIM DIFFERENT OR**  
11           **GREATER THAN THE AMOUNT SET FORTH IN THE DEBTORS' BOOKS AND**  
12           **RECORDS .**

13           **5.       HOW DO I SUBMIT MY PROOF OF INTEREST / CLAIM FORM?**

14           A properly completed and signed Proof of Interest Form and/or Proof of Claim Form, together  
15           with supporting documentation, must be submitted to the Claims Agent **so they are actually**  
16           **received** on or before **February 14, 2025 at 11:59 p.m. (Pacific Time)**, in one of the following  
17           ways:

18           **Electronically uploaded through Verita's website at: <https://veritaglobal.net/lm>**

19           **If sent by mail, Courier, or Hand Delivery, send to:**

20           LeFever Mattson Claims Processing Center  
21           c/o KCC dba Verita  
22           222 N. Pacific Coast Highway, Suite 300  
23           El Segundo, CA 90245

24           Facsimile and e-mail delivery methods are not acceptable. **If submitting by hard copy, you**  
25           **must submit an originally executed Proof of Interest or Proof of Claim. If you file an originally**  
26           **executed Proof of Interest and/or Proof of Claim and would like a copy of your Proof of**  
27           **Interest and/or Proof of Claim returned to you as proof of receipt, please enclose an additional**  
28           **copy and a self-addressed postage-paid envelope.**

          If you are mailing the Proof of Interest, **do not** include **original** copies of any documents  
attached pursuant to Part 4 of the Proof of Interest, as they may be destroyed after being scanned by  
the Claims Agent.

**PROOFS OF INTEREST AND PROOFS OF CLAIM SHOULD NOT BE FILED**  
**WITH THE COURT, OR SENT TO THE DEBTORS' LEGAL COUNSEL, RETAINED**  
**PROFESSIONALS, OR OTHERWISE DELIVERED TO THE DEBTORS, AND ANY**  
**SUCH FORMS SO FILED OR SENT WILL NOT BE CONSIDERED PROPERLY**  
**SUBMITTED.**

1           **6.       REQUESTS FOR ADDITIONAL INFORMATION AND COOPERATION**

2           If you have any questions regarding the claims process and/or you wish to obtain a copy of the  
3 Proof of Interest, Proof of Claim, or related documents, you may do so by: (i) visiting the Claims  
4 Agent's website at <https://veritaglobal.net/LM>, (ii) emailing [LMCommittee@pszjlaw.com](mailto:LMCommittee@pszjlaw.com), or  
5 (iii) contacting the Debtors' claims agent at (877) 709-4751 (U.S./Canada) or +1 (424) 236-7231  
6 (International).  
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