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*Counsel for the Debtor
and Debtor in Possession***UNITED STATES BANKRUPTCY COURT****NORTHERN DISTRICT OF CALIFORNIA****OAKLAND DIVISION**

In re:

Case No. 23-40523

THE ROMAN CATHOLIC BISHOP OF
OAKLAND, a California corporation sole,

Chapter 11

Debtor.

**NOTICE OF SUPPLEMENTAL
RETENTION OF ORDINARY COURSE
PROFESSIONAL COBLENTZ PATCH
DUFFY & BASS LLP PURSUANT TO
ORDER (I) AUTHORIZING THE
RETENTION AND PAYMENT, EFFECTIVE
AS OF THE PETITION DATE, OF
PROFESSIONALS UTILIZED BY THE
DEBTOR IN THE ORDINARY COURSE OF
BUSINESS; AND (II) GRANTING RELATED
RELIEF**

Judge: Hon. William J. Lafferty

On July 20, 2023, this Court entered its *Order (I) Authorizing the Retention and Payment, Effective as of the Petition Date, of Professionals Utilized by the Debtor in the Ordinary Course of Business; and (II) Granting Related Relief* [Dkt. No. 263] (the “OCP Order”). Pursuant to paragraph 3(h) of the OCP Order, the Debtor hereby provides notice of its supplemental retention of an additional Ordinary Course Professional, Coblentz Patch Duffy & Bass LLP (“Coblentz

1 provide certain legal services related to land use issues in order to support the Debtor in obtaining value-
2 maximizing sales of its real property, including but not limited to zoning analysis, variance applications,
3 lot splits, and compliance with local ordinances and laws. The work to be performed by Coblentz does not
4 involve administration of the Debtor's bankruptcy case and Coblentz is the type of professional that the
5 Debtor would employ outside of bankruptcy. Attached hereto is Coblentz's Declaration in support of its
6 retention (**Exhibit 1**) and its Retention Questionnaire (**Exhibit 2**).

7 Coblentz will likely be simultaneously employed by the Roman Catholic Welfare Corporation of
8 Oakland ("**RCWC**") to provide similar services with regard to properties owned by RCWC. RCBO will
9 compensate Coblentz only to the extent of services provided to RCBO, and any services provided to
10 RCWC will be based on a separate engagement and compensated directly by RCWC.

11 Pursuant to paragraph 3(e) of the OCP Order, the Notice Parties (as defined in that order) have 14
12 days to object to this Supplemental Retention.

13
14 DATED: December 8, 2025

FOLEY & LARDNER LLP

Eileen R. Ridley

Shane J. Moses

Ann Marie Uetz

Matthew D. Lee

Geoffrey S. Goodman

Mark C. Moore

/s/ Shane J. Moses

SHANE J. MOSES

*Counsel for the Debtor
and Debtor in Possession*

EXHIBIT 1

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**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND DIVISION**

In re:

THE ROMAN CATHOLIC BISHOP OF
OAKLAND, a California corporation sole,

Debtor.

Case No. 23-40523 WJL

Chapter 11

Hon. William J. Lafferty

**DECLARATION AND DISCLOSURE
STATEMENT OF GREGG MILLER, JR.,
ON BEHALF OF COBLENTZ PATCH
DUFFY & BASS LLP**

I, J. Gregg Miller, Jr., hereby declare as follows:

1. I am a Partner at Coblentz Patch Duffy & Bass LLP (the “Firm”).

2. The Roman Catholic Bishop of Oakland, a California corporation sole, and the debtor and debtor in possession (the “Debtor”) in the above-captioned chapter 11 case, has requested that the Firm provide real estate transactional and land use legal services, and the Firm has agreed to provide those services (the “Services”).

3. The Services include, but are not limited to, the following: real estate transactions, land use analysis and advice and legal services and advice ancillary to such transactions, analysis and advice, in order to assist the Debtor in maximizing the value of saleable and developable land and properties.

4. The Firm may have performed services in the past and may perform services in the future, in matters unrelated to this chapter 11 case, for persons that are parties in interest in the Debtor’s chapter 11 case. As part of its customary practice, the Firm is retained in cases, proceedings, and transactions involving many different parties, some of whom may represent or be claimants or employees of the Debtor, or may represent or be other parties in interest in this chapter 11 case. A list of connections for such parties is attached hereto as **Exhibit 1**. However, the Firm does not perform services for any such person in connection with this chapter 11 case. In addition, the Firm does not have any relationship with any such person, such person’s attorneys, or such person’s accountants that would be adverse to the Debtor or its estate with respect to the matters on which the Firm is to be retained.

5. Neither I, nor any principal of, or professional employed by the Firm has agreed to share or will share any portion of the compensation to be received from the Debtor with any other person other than principals and regular employees of the Firm.

6. Neither I nor any principal of, or professional employed by the Firm, insofar as I have been able to ascertain, holds or represents any interest materially adverse to the Debtor or its estate with respect to the matters on which the Firm is to be retained.

7. As of the commencement of this chapter 11 case, the Debtor did not owe the Firm for prepetition services rendered to the Debtor.

8. The Firm will conduct further inquiries regarding its retention by any creditors of the Debtor as necessary, and upon conclusion of such inquiry, or at any time during the period of its employment, if the Firm should discover any facts bearing on the matters described herein, the Firm will supplement the information contained in this Declaration.

Pursuant to 28 U.S.C. §1746, I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct, and that this Declaration and Disclosure Statement was executed on December 3, 2025, at San Francisco, California.

/s/ J. Gregg Miller, Jr.
J. Gregg Miller, Jr.

EXHIBIT 1
CONNECTIONS TO PARTIES IN INTEREST IN UNRELATED MATTERS

Name	Category	Relationship to Firm
Aetna Insurance Company	Historical Insurance	Affiliate or Subsidiary of Current Client
Albertsons/Safeway	Banks/Lender/UCC Lien Parties/Administrative Agents	Former Client
Allied World National Assurance Company	Insurance	Affiliate or Subsidiary of Current Client
Apple Financial Services	Banks/Lender/UCC Lien Parties/Administrative Agents	Affiliate or Subsidiary of Current Client
Arthur J. Gallagher & Co.	Insurance	Affiliate or Subsidiary of Current Client
Aspire Public Schools	Parish	Former Client
Bill Utic	Finance Council Members	Affiliate or Subsidiary of Current Client
City of Oakland, California	Taxing Authority/Governmental/Regulatory Agencies	Current Client
Father Lawrence C. D'Anjou	Director/Officer/Other Insiders	Affiliate or Subsidiary of Current Client
Roman Catholic Welfare Corporation of Oakland	Debtors	Current Client
U.S. Bank	Banks/Lender/UCC Lien Parties/Administrative Agents	Affiliate or Subsidiary of Current Client
Wells Fargo Vendor Financial Services	Banks/Lender/UCC Lien Parties/Administrative Agents	Affiliate or Subsidiary of Former Client

EXHIBIT 2

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND DIVISION**

In re:

THE ROMAN CATHOLIC BISHOP OF
OAKLAND, a California corporation sole,

Debtor.

Case No. 23-40523

Chapter 11

Hon. William J. Lafferty

**RETENTION QUESTIONNAIRE FOR
COBLENTZ PATCH DUFFY & BASS LLP**

TO BE COMPLETED BY PROFESSIONALS EMPLOYED by The Roman Catholic Bishop of Oakland, a California corporation sole, and the debtor and debtor in possession (the “Debtor”) in the above-captioned chapter 11 case.

All questions **must** be answered. Please use “none,” “not applicable,” or “N/A,” as appropriate. If more space is needed, please complete on a separate page and attach.

1. Name and address of professional:

Coblentz Patch Duffy & Bass LLP

One Montgomery Tower, Suite 3000

San Francisco, CA 94104

2. Date of retention: October 15, 2025

3. Type of services to be provided:

Real estate transactions and land use analysis and advice (collectively, the “Services”)

4. Brief description of services to be provided:

The Services include but are not limited to legal services in connection with real estate business transactions and analysis of land use controls, potential development scenarios under such land use controls, and advice regarding same.

5. Arrangements for compensation (hourly, contingent, etc.):

Hourly, ranging from \$500 – 1105 per hour. The class year of the attorneys the Firm anticipates

will provide the majority of services for the Debtor, and their hourly rates are as follows:

Class Year/Practice Area	Hourly Rate
1998 Real Estate ("RE")/Land Use ("LU")	\$1045
2013 RE	\$800
2017 RE	\$700
2021 RE	\$570
2010 RE	\$920
2016 LU	\$800
2023 LU	\$520
1998 Tax	\$1105
N/A - Paralegal RE/LU	\$500

The Firm may use other attorneys or paraprofessionals in addition to those set forth above in providing services to the debtor, to the extent it determines that doing so is consistent with efficiently providing the services required by the Debtor.

(a) Average hourly rate (if applicable): N/A

(b) Estimated average monthly compensation based on prepetition retention (if company was employed prepetition): N/A

6. Prepetition claims against the Debtor held by the company: None.

Amount of claim: N/A

Date claim arose: N/A

Nature of claim: N/A

7. Prepetition claims against the Debtor held individually by any member, associate, or employee of the company: None.

Name: N/A

Status: N/A

Amount of claim: N/A

1 Date claim arose: N/A

2 Nature of claim: N/A

3 8. Disclose the nature and provide a brief description of any interest adverse to the Debtor or to the
4 estate for the matters on which the professional is to be employed:

5 N/A

6 9. Name and title of individual completing this form:

7 J. Gregg Miller, Jr. Partner.
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9 Dated: December 3, 2025

10 /s/ J. Gregg Miller, Jr.

11 J. Gregg Miller, Jr.
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