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COUNSEL TO LEIF M. CLARK, TRUSTEE OF THE EDGEMERE LITIGATION TRUST

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

In re: Northwest Senior Housing Corporation, *et al.*,[1] Debtors.	Chapter 11 Case No. 22-30659 (MVL)
Leif M. Clark, Trustee of the Edgemere Litigation Trust, Plaintiff, v. Intercity Investment Properties, Inc., and Kong Capital, LLC, Defendants.	Adv. No. 22-03040 (MVL)

NOTICE OF SUBPOENA TO PROVIDE DEPOSITION TESTIMONY
TO DESIGNATED REPRESENTATIVE OF THE MONUMENT GROUP

PLEASE TAKE NOTICE that Plaintiff Leif M. Clark, solely in his capacity as Trustee of the Edgemere Litigation Trust, will serve The Monument Group, by and through its counsel, Will Duncan, 3500 Jefferson Street, Suite 330, Austin, Texas 78731, with the attached subpoena

[1] The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are Northwest Senior Housing Corporation (1278) and Senior Quality Lifestyles Corporation (2669). The Debtors' mailing address is 8523 Thackery Street, Dallas, Texas 75225.

pursuant to Rules 30(b)(6) and 45 of the Federal Rules of Civil Procedure, as incorporated through Federal Rule of Bankruptcy Procedure 9016, directing a designated representative of The Monument Group to appear for an oral and videotaped deposition at the offices of Rigby Slack Lawrence Pepper & Comerford PLLC, 3500 Jefferson Street, Suite 330, Austin, Texas 78731, on **March 27, 2024 at 9:30 a.m. CT**, or other time agreed to by the parties and their counsel and at a place to be agreed to by the parties and their counsel.

Dated: March 18, 2024

Respectfully submitted,

DIAMOND McCARTHY LLP

/s/ J. Gregory Taylor

Allan B. Diamond (SBN 05801800)
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COUNSEL TO LEIF M. CLARK, SOLELY IN HIS CAPACITY AS THE TRUSTEE OF THE EDGEMERE LITIGATION TRUST

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served on March 18, 2024, via the Court's CM/ECF electronic service to all registered parties in this case.

/s/ J. Gregory Taylor

UNITED STATES BANKRUPTCY COURT

NORTHERN District of TEXAS

In re Northwest Senior Housing Corporation, et al.
Debtor

(Complete if issued in an adversary proceeding)

Case No. 22-30659 (MVL)

Chapter 11

Leif M. Clark, Trustee of the Edgemere Litigation Trust
Plaintiff
v.
Intercity Investment Properties, Inc., et al.
Defendant

Adv. Proc. No. 22-03040 (MVL)

SUBPOENA TO TESTIFY AT A DEPOSITION IN A BANKRUPTCY CASE (OR ADVERSARY PROCEEDING)

To: THE MONUMENT GROUP
(Name of person to whom the subpoena is directed)

☒ *Testimony*: **YOU ARE COMMANDED** to appear at the time, date, and place set forth below to testify at a deposition to be taken in this bankruptcy case (or adversary proceeding). If you are an organization, you must designate one or more officers, directors, or managing agents, or designate other persons who consent to testify on your behalf about the following matters, or those set forth in an attachment: See Exhibit A

PLACE	DATE AND TIME
Rigby Slack Lawrence Pepper & Comerford PLLC 3500 Jefferson Street, Suite 330 Austin, TX 78731	March 27, 2024 at 9:30 a.m.

The deposition will be recorded by this method:

☐ *Production*: You, or your representatives, must also bring with you to the deposition the following documents, electronically stored information, or objects, and must permit inspection, copying, testing, or sampling of the material:

The following provisions of Fed. R. Civ. P. 45, made applicable in bankruptcy cases by Fed. R. Bankr. P. 9016, are attached – Rule 45(c), relating to the place of compliance; Rule 45(d), relating to your protection as a person subject to a subpoena; and Rule 45(e) and 45(g), relating to your duty to respond to this subpoena and the potential consequences of not doing so.

Date: March 18, 2024

CLERK OF COURT

OR

_____ /s/ J. Gregory Taylor
Signature of Clerk or Deputy Clerk *Attorney's signature*

The name, address, email address, and telephone number of the attorney representing *(name of party)* Leif M. Clark, Trustee of the Edgemere Litigation Trust, who issues or requests this subpoena, are: J. Gregory Taylor, Diamond McCarthy LLP, 2711 N. Haskell Avenue, Suite 3100, Dallas, TX 75204; Telephone: 214-389-5300; Email: gtaylor@diamondmccarthy.com

Notice to the person who issues or requests this subpoena

If this subpoena commands the production of documents, electronically stored information, or tangible things, or the inspection of premises before trial, a notice and a copy of this subpoena must be served on each party before it is served on the person to whom it is directed. Fed. R. Civ. P. 45(a)(4).

PROOF OF SERVICE

(This section should not be filed with the court unless required by Fed. R. Civ. P. 45.)

I received this subpoena for *(name of individual and title, if any)*: _____
on *(date)* _____ .

☐ I served the subpoena by delivering a copy to the named person as follows: _____
_____
_____ on (*date*) _____ ; or

☐ I returned the subpoena unexecuted because: _____
_____

Unless the subpoena was issued on behalf of the United States, or one of its officers or agents, I have also tendered to the witness the fees for one day's attendance, and the mileage allowed by law, in the amount of $ _____ .

My fees are $ _____ for travel and $_____ for services, for a total of $_____ .

I declare under penalty of perjury that this information is true and correct.

Date: _____

_____
Server's signature

_____
Printed name and title

_____
Server's address

Additional information concerning attempted service, etc.:

Federal Rule of Civil Procedure 45(c), (d), (e), and (g) (Effective 12/1/13)
(made applicable in bankruptcy cases by Rule 9016, Federal Rules of Bankruptcy Procedure)

(c) Place of compliance.

(1) For a Trial, Hearing, or Deposition. A subpoena may command a person to attend a trial, hearing, or deposition only as follows:

(A) within 100 miles of where the person resides, is employed, or regularly transacts business in person; or

(B) within the state where the person resides, is employed, or regularly transacts business in person, if the person

(i) is a party or a party's officer; or

(ii) is commanded to attend a trial and would not incur substantial expense.

(2) For Other Discovery. A subpoena may command:

(A) production of documents, or electronically stored information, or things at a place within 100 miles of where the person resides, is employed, or regularly transacts business in person; and

(B) inspection of premises, at the premises to be inspected.

(d) Protecting a Person Subject to a Subpoena; Enforcement.

(1) Avoiding Undue Burden or Expense; Sanctions. A party or attorney responsible for issuing and serving a subpoena must take reasonable steps to avoid imposing undue burden or expense on a person subject to the subpoena. The court for the district where compliance is required must enforce this duty and impose an appropriate sanction — which may include lost earnings and reasonable attorney's fees — on a party or attorney who fails to comply.

(2) Command to Produce Materials or Permit Inspection.

(A) Appearance Not Required. A person commanded to produce documents, electronically stored information, or tangible things, or to permit the inspection of premises, need not appear in person at the place of production or inspection unless also commanded to appear for a deposition, hearing, or trial.

(B) Objections. A person commanded to produce documents or tangible things or to permit inspection may serve on the party or attorney designated in the subpoena a written objection to inspecting, copying, testing or sampling any or all of the materials or to inspecting the premises — or to producing electronically stored information in the form or forms requested. The objection must be served before the earlier of the time specified for compliance or 14 days after the subpoena is served. If an objection is made, the following rules apply:

(i) At any time, on notice to the commanded person, the serving party may move the court for the district where compliance is required for an order compelling production or inspection.

(ii) These acts may be required only as directed in the order, and the order must protect a person who is neither a party nor a party's officer from significant expense resulting from compliance.

(3) Quashing or Modifying a Subpoena.

(A) When Required. On timely motion, the court for the district where compliance is required must quash or modify a subpoena that:

(i) fails to allow a reasonable time to comply;

(ii) requires a person to comply beyond the geographical limits specified in Rule 45(c);

(iii) requires disclosure of privileged or other protected matter, if no exception or waiver applies; or

(iv) subjects a person to undue burden.

(B) When Permitted. To protect a person subject to or affected by a subpoena, the court for the district where compliance is required may, on motion, quash or modify the subpoena if it requires:

(i) disclosing a trade secret or other confidential research, development, or commercial information; or

(ii) disclosing an unretained expert's opinion or information that does not describe specific occurrences in dispute and results from the expert's study that was not requested by a party.

(C) Specifying Conditions as an Alternative. In the circumstances described in Rule 45(d)(3)(B), the court may, instead of quashing or modifying a subpoena, order appearance or production under specified conditions if the serving party:

(i) shows a substantial need for the testimony or material that cannot be otherwise met without undue hardship; and

(ii) ensures that the subpoenaed person will be reasonably compensated.

(e) Duties in Responding to a Subpoena.

(1) Producing Documents or Electronically Stored Information. These procedures apply to producing documents or electronically stored information:

(A) Documents. A person responding to a subpoena to produce documents must produce them as they are kept in the ordinary course of business or must organize and label them to correspond to the categories in the demand.

(B) Form for Producing Electronically Stored Information Not Specified. If a subpoena does not specify a form for producing electronically stored information, the person responding must produce it in a form or forms in which it is ordinarily maintained or in a reasonably usable form or forms.

(C) Electronically Stored Information Produced in Only One Form. The person responding need not produce the same electronically stored information in more than one form.

(D) Inaccessible Electronically Stored Information. The person responding need not provide discovery of electronically stored information from sources that the person identifies as not reasonably accessible because of undue burden or cost. On motion to compel discovery or for a protective order, the person responding must show that the information is not reasonably accessible because of undue burden or cost. If that showing is made, the court may nonetheless order discovery from such sources if the requesting party shows good cause, considering the limitations of Rule 26(b)(2)(C). The court may specify conditions for the discovery.

(2) Claiming Privilege or Protection.

(A) Information Withheld. A person withholding subpoenaed information under a claim that it is privileged or subject to protection as trial-preparation material must:

(i) expressly make the claim; and

(ii) describe the nature of the withheld documents, communications, or tangible things in a manner that, without revealing information itself privileged or protected, will enable the parties to assess the claim.

(B) Information Produced. If information produced in response to a subpoena is subject to a claim of privilege or of protection as trial-preparation material, the person making the claim may notify any party that received the information of the claim and the basis for it. After being notified, a party must promptly return, sequester, or destroy the specified information and any copies it has; must not use or disclose the information until the claim is resolved; must take reasonable steps to retrieve the information if the party disclosed it before being notified; and may promptly present the information under seal to the court for the district where compliance is required for a determination of the claim. The person who produced the information must preserve the information until the claim is resolved.

…

(g) Contempt. The court for the district where compliance is required – and also, after a motion is transferred, the issuing court – may hold in contempt a person who, having been served, fails without adequate excuse to obey the subpoena or an order related to it.

For access to subpoena materials, see Fed. R. Civ. P. 45(a) Committee Note (2013)

EXHIBIT A

DEFINITIONS

1. The "Adversary Proceeding" refers to the above-captioned adversary proceeding filed by Edgemere against Landlord and Kong, Adv. No. 22-03040, pending in the United States Bankruptcy Court in the Northern District of Texas – Dallas Division.

2. The "Bankruptcy" refers to Edgemere's Chapter 11 bankruptcy case, styled Northwest Senior Housing Corporation, et al., Case No. 22-30659, currently pending in the United States Bankruptcy Court in the Northern District of Texas – Dallas Division.

3. "Communication" means all forms of verbal or written interaction, including, without limitation, inquiries, discussions, conversations, negotiations, agreements, text messages, understandings, meetings, e-mails, telephone conversations, letters, notes, telegrams, faxes, instant messages on any social media platform or website (including, but not limited to, Facebook and Instagram), virtual meetings via zoom, Microsoft Teams, or any other virtual meeting platform, any posts on any social media platform or website (including, but not limited to, Facebook and Instagram), newspaper and magazine articles and advertisements, but excluding any privileged forms of verbal or written communications.

4. "Document" and "Documents" shall be interpreted in the broadest possible sense and shall mean all written, graphic, electronic, and audio or visually recorded matter of every kind and description, including Communications, however produced or reproduced, whether draft or final, original or reproduction, in the actual or constructive possession, custody or control of the Respondent or of which it can obtain custody or control, including, without limitation: court orders, data compilations, plans, drawings, graphs, charts, deeds, writings, letters, e-mails, correspondence, memoranda, notes, films, photographs, audio recordings, diaries, videos,

voicemails, transcripts, contracts, agreements, covenants, permits, licenses, memoranda or telephone or personal conversations, microfilm, microfiche, telegrams, books, magazines, advertisements, periodicals, bulletins, circulars, pamphlets, statements, notices, reports, laws, resolutions, rules, regulations, directives, computer printouts, teletype messages, Communications, reports, ledgers, books of account, proposals, prospectuses, offers, orders, receipts, working papers, desk calendars, appointment books, time sheets, logs, movies, messages sent via any electronic means, including those via social media, social media posts and/or social media pages, tapes for visual or audio reproduction, recording or materials similar to any of the foregoing, however denominated by Respondent, and within any electronic, paper, or other medium. The terms "Document" or "Documents" also include any copy or copies of each Document if the copy or copies contain any additional matter or are not identical copies of the original. Such terms shall include materials stored in paper, electronically or electromagnetically, electronically stored information, electronic or magnetic data, and all drafts or non-final versions alterations, modifications, and amendments to any of the foregoing. The terms "Document" or "Documents" exclude any privileged materials.

5. "Edgemere" means Northwest Senior Housing Corporation d/b/a Edgemere, including its Representatives, predecessors, successors, and assigns, and includes the Lease and the Property.

6. "ICI" means Intercity Investment Properties, Inc., including its Representatives, predecessors, successors, and assigns.

7. "Kong" means Kong Capital, LLC, including its Representatives, predecessors, successors, and assigns.

8. "Lease" means that certain Ground Lease dated on or about November 5, 1999, between Edgemere and Landlord, as may be amended, pursuant to which Edgemere leases the Property

from Landlord.

9. "LP" means the law firm Levenfeld Pearlstein, LLC and any of its partners, associate lawyers, Representatives, predecessors, successors, and assigns.

10. "Monument Group" means The Monument Group, LLC (the public relations firm located in Austin, Texas), including its Representatives, predecessors, successors, and assigns.

11. "Person" means an individual, corporation, firm, partnership, limited liability company, proprietorship, joint venture, trust, estate, unincorporated association, other organization, or other entity.

12. "Property" means the real property and improvements located at 8523 Thackery Street, Dallas, Texas 75225, and more particularly described as Lots I thru 7, Block 8/5464 of Prestonville, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 12, Page 83, Map Records, Dallas County, Texas.

13. "Regarding" means involved with, consists of, refers to, pertains to, reflects or is in any way logically, factually, or legally connected with the particular matter discussed.

14. "Relevant Period" means January 1, 2021 through to present.

15. "Representative" means any subsidiary, affiliate, officer, director, agent, employee, investigator, shareholder, member, manager, director, trustee, or beneficiary of any Person, or any other individual or entity, including attorneys, accountants, brokers, listing agents, and consultants, acting or purporting to act on such Person's behalf or under such Person's control or direction. The term "Representative" further includes any agent, employee, or investigator of any of the Persons identified in the previous sentence.

16. The "Restructuring" refers to any effort too improve Edgemere's financial position, whether through modification or reorganization of Edgemere's organizational or capital structure,

or otherwise addressing existing liabilities.

17. "Subpoena" means the Subpoena to Produce Documents, Information, or Objects or to Permit Inspection of Premises in a Bankruptcy Case (or Adversary Proceeding) issued and directed to Respondent to which this Exhibit A is attached.

TOPICS FOR EXAMINATION

1. All Communications between Monument Group and Kong;
2. All Communications between Monument Group and ICI;
3. All Communications between Monument Group and LP;
4. All Communications between Monument Group and any representative of the Dallas Morning News (including, without limitation, Natalie Walters);
5. All Communications relating to Edgemere between the Monument Group and any other person or entity;
6. All actions taken as part of any relationship between Monument Group and any of the following: Kong, ICI, LP, and /or the Dallas Morning News relating to Edgemere;
7. All Documents in the Monument Group's possession, custody, or control relating to Edgemere, including internal Communications;
8. The Documents that Monument Group produced in this Adversary Proceeding or Bankruptcy, and the process by which they were gathered and produced.