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*Counsel for the Official Committee
of Unsecured Creditors***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

**SUMMARY SHEET TO FIRST INTERIM
FEE APPLICATION OF DOUGLAS
WILSON COMPANIES, INC. AS REAL
ESTATE CONSULTANT TO THE
OFFICIAL COMMITTEE OF UNSECURED
CREDITORS FOR ALLOWANCE AND
PAYMENT OF COMPENSATION AND
REIMBURSEMENT OF EXPENSES FOR
THE PERIOD FROM AUGUST 5, 2024
THROUGH AND INCLUDING DECEMBER
31, 2024**

Judge: Hon. William J. Lafferty

Date: April 30, 2025 @ 10:30 a.m. PT

Objection Deadline: March 7, 2025

Place: United States Bankruptcy Court

1300 Clay Street, Courtroom 220

Oa



SUMMARY COVER SHEET TO FIRST INTERIM FEE APPLICATION

Name of Applicant	Douglas Wilson Companies, Inc.
Name of client	The Official Committee of Unsecured Creditors
Time period covered by application	8/5/24 to 12/31/24
Total compensation sought this period	\$130,000.00
Total expenses sought this period	\$84,000.00
Petition Date	May 8, 2023
Retention date	September 5, 2024, effective as of August 5, 2024
Date or order approving employment	September 5, 2024 [Dkt No. 1332]
Total compensation approved by interim order to date	\$0.00
Total expenses approved by interim order to date	\$0.00
Total allowed compensation paid to date	N/A
Total allowed expenses paid to date	N/A
Blended rate in this application for all attorneys	N/A
Blended rate in this application for all timekeepers	N/A
Compensation sought in this application already paid pursuant to a monthly compensation order but not yet allowed	N/A
Expenses sought in this application already paid pursuant to a monthly compensation order but not yet allowed	N/A
Number of professionals included in this application	4
If applicable, number of professionals in this application not included in staffing plan approved by client	N/A
If applicable, difference between fees budgeted and compensation sought for this application period	N/A
Number of professionals (attorneys) billing fewer than 15 hours to the case during this period	4
Are any rates higher than those approved or disclosed at retention? If yes, calculate the amount of compensation attributable to any rate increase	No.

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Chapter 11

**FIRST INTERIM FEE APPLICATION OF
DOUGLAS WILSON COMPANIES INC.
AS REAL ESTATE CONSULTANT TO
THE OFFICIAL COMMITTEE OF
UNSECURED CREDITORS FOR
ALLOWANCE AND PAYMENT OF
COMPENSATION AND
REIMBURSEMENT OF EXPENSES FOR
THE PERIOD FROM AUGUST 5, 2024
THROUGH AND INCLUDING
DECEMBER 31, 2024**

Judge: Hon. William J. Lafferty

Date: April 30, 2025 @ 10:30 a.m. PT

Objection Deadline: March 7, 2025

Place: United States Bankruptcy Court

1300 Clay Street, Courtroom 220

Oakland, CA 94612

1 Douglas Wilson Companies, Inc. ("**DWC**"), real estate consultant to the Official
2 Committee of Unsecured Creditors (the "**Committee**") of the Roman Catholic Bishop of
3 Oakland (the "**Debtor**") in the above captioned chapter 11 case (the "**Chapter 11 Case**") files
4 this First Interim Fee Application (this "**Application**") under sections 330 and 331 of chapter 11
5 of title 11 of the United States Code (the "**Bankruptcy Code**"), Rule 2016 of the Federal Rules
6 of Bankruptcy Procedure (the "**Bankruptcy Rules**"), the *United States Trustee Appendix B*
7 *Guidelines for Reviewing Applications for Compensation and Reimbursement of Expenses Filed*
8 *Under 11 U.S.C. § 330 by Attorneys in Larger Chapter 11 Cases*, effective November 1, 2013,
9 the *Guidelines for Compensation and Expense Reimbursement of Professionals and Trustees for*
10 *the Northern District of California*, dated February 19, 2014 (the "**UST Guidelines**") and the
11 *Order Authorizing Procedures for Interim Compensation and Reimbursement of Expenses of*
12 *Professionals* [Dkt No. 170], for interim approval and allowance of (i) compensation for
13 professional services rendered to the Committee from August 5, 2024 through December 31,
14 2024 (the "**Compensation Period**") and, in support thereof, represents as follows:

15 I.

16 **PRELIMINARY STATEMENT**

17 1. To help facilitate mediation between the Debtor and the Committee, the
18 Committee filed an application [Dkt No. 1293] (the "**Application**") to retain DWC to assist it in
19 determining the estimated value of 231 properties owned by the Debtor (collectively, the
20 "**Properties**," and each, a "**Property**"). Under the *Order Authorizing Retention of Douglas*
21 *Wilson Companies as Real Estate Consultant to the Official Committee of Unsecured Creditors*
22 [Dkt No. 1332] (the "**Retention Order**"), DWC was appointed as real estate consultant to the
23 Committee effective as of August 5, 2024, under the *Second Amended and Restated Consulting*
24 *Agreement* (the "**Consulting Agreement**").

25 2. Under the Consulting Agreement, DWC is to be compensated on a flat fee basis,
26 in an amount of \$130,000 (the "**DWC Compensation**"), plus reimbursement of reasonable costs
27 for providing the Services (defined in the Application), which reimbursements would be paid
28 upon approval of the Court, or as otherwise permitted by the *Order Authorizing Procedures for*

1 *Interim Compensation and Reimbursement of Expenses of Professionals* [Dkt No. 170]
2 (**“Interim Compensation Order”**). The Debtor has paid DWC the DWC Compensation, which
3 DWC hereby requests be approved on an interim basis. DWC has not billed the Committee for
4 any Services during this Compensation Period.

5 3. The Consulting Agreement provides that DWC may engage certain independent
6 third-party consultants to assist with the Services, with reimbursement of such amounts subject
7 to approval by the Court or otherwise in accordance with the Interim Compensation Order. The
8 Debtor paid DWC \$30,000 (the **“Consultant Fee Reserve Amount”**) for the estimated fees
9 required to be paid to such consultants, which amount DWC is holding pending approval of this
10 Court to release such funds to its consultant, CBRE, Inc. (**“CBRE”**).

11 4. If the fees to be paid to CBRE exceeded the Consultant Fee Reserve Amount,
12 DWC is required to apply for approval of such fees. Accordingly, through this Application,
13 DWC seeks approval of the fees earned by CBRE which totaled \$84,000, which DWC includes
14 as an expense on its invoices.

15 5. DWC seeks approval of a total of (i) \$130,000 through this Application under the
16 Consulting Agreement, plus (ii) expenses in the amount of \$84,000 owed to CBRE for its fees
17 related to appraisal services, less the Reserve Amount, leaving a balance owed in the amount of
18 \$54,000, as reflected as an expense in this Application.

19 6. Upon DWC’s retention by the Committee, DWC’s team of real estate consultants,
20 and CBRE, actively worked to estimate the value of the Properties for purposes of mediation.
21 While mediation has thus far been unsuccessful, the estimates DWC provided were nonetheless
22 vital to the Committee’s efforts to resolve this case consensually.

23 7. This Application is based on the points and authorities cited herein, the
24 Declarations of Michele Vives filed concurrently herewith, the exhibits attached, the pleadings,
25 papers, and records on file in this case, and any evidence or argument that the Court may
26 entertain at the time of the hearing on the Application.

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1 time DWC was given to estimate the value of the Properties, it did not have the Properties
2 appraised as one might do for purposes of establishing value for a court.

3 IV.

4 **SUMMARY OF PROFESSIONAL COMPENSATION AND**
5 **REIMBURSEMENT OF EXPENSES REQUESTED**

6 16. By this Application, DWC seeks an interim allowance of compensation in the
7 total amount of for the Compensation Period.

8 17. All services for which DWC requests compensation were performed for or on
9 behalf of the Committee. DWC has received no payment and no promises of payment from any
10 source for services rendered or to be rendered in any capacity in connection with the matters
11 covered by this Application.

12 18. There is no agreement or understanding between DWC and any other person
13 other than the partners of DWC for the sharing of compensation to be received for services
14 rendered in this Chapter 11 Case.

15 19. DWC has billed the Committee for the DWC Compensation in accordance with
16 the Consulting Agreement. These rates are the same rates DWC charges for services rendered
17 by its consultants in comparable matters and are reasonable given the compensation charged by
18 comparably skilled professionals of similar experience for engagements of scope and complexity
19 similar to this Chapter 11 Case.

20 20. The Committee has reviewed the Application and approves the fees and expenses
21 requested herein.

22 V.

23 **SUMMARY OF SERVICES PERFORMED BY DWC**
24 **DURING THE COMPENSATION PERIOD**

25 21. During the Compensation Period, DWC professionals provided real estate
26 consulting services under the Consulting Agreement on behalf of the Committee in this Chapter
27 11 Case. The services were performed in accordance with DWC's professional responsibilities,
28 were necessary to the administration of this Chapter 11 Case, and were beneficial at the time at

1 which the services were rendered. All services were performed within a reasonable amount of
2 time commensurate with the complexity, importance, and nature of the problem, issue, or task
3 addressed.

4 **VI.**

5 **ACTUAL AND NECESSARY EXPENSES**

6 22. DWC incurred reasonable and necessary out-of-pocket expenses in the sum of
7 \$84,000 for services provided by CBRE. CBRE was retained by DWC as a consultant to add its
8 expertise to estimating the value of the Properties. CBRE charged \$2,800 for evaluation of 30
9 Properties.

10 23. The Debtor previously paid the Consultant Fee Reserve Amount in the amount
11 of \$30,000 for the estimated consultant fees. DWC and incurred additional expenses in the
12 amount \$54,000 which is outstanding as of the date of this Application.

13 24. An itemized description of the CBRE expenses for each of the 30 properties is
14 set forth in **Exhibit A**.

15 **VII.**

16 **THE REQUESTED COMPENSATION SHOULD BE ALLOWED**

17 25. Section 331 of the Bankruptcy Code provides for interim compensation of
18 professionals and incorporates the substantive standards of section 330 of the Bankruptcy Code
19 to govern the Court's award of such compensation. Section 330 of the Bankruptcy Code
20 provides that a court may award a professional employed under section 327 of the Bankruptcy
21 Code "reasonable compensation for actual necessary services rendered . . . and reimbursement
22 for actual, necessary expenses." 11 U.S.C. § 330(a)(1). Section 330 also sets forth the criteria
23 for the award of such compensation and reimbursement:

24 In determining the amount of reasonable compensation to be
25 awarded, the court should consider the nature, extent, and the value
26 of such services, considering all relevant factors, including—

- 27 (i) the time spent on such services;
28 (ii) the rates charged for such services;

- 1 (iii) whether the services were necessary to the administration of, or
2 beneficial at the time at which the service was rendered toward the
3 completion of, a case under this title;
4 (iv) whether the services were performed within a reasonable amount of
5 time commensurate with the complexity, importance, and nature of
6 the problem, issue, or task addressed;
7 (v) with respect to a professional person, whether the person is board
8 certified or otherwise has demonstrated skill and experience in the
9 bankruptcy field; and
10 (vi) whether the compensation is reasonable based on the customary
11 compensation charged by comparably skilled practitioners in cases
12 other than cases under this title.

13 11 U.S.C. § 330(a)(3).

14 26. In accordance with the factors enumerated in section 330 of the Bankruptcy Code,
15 the amount requested is fair and reasonable given (a) the complexity of this Chapter 11 Case, (b)
16 the time expended, (c) the nature and extent of the services rendered, (d) the value of such
17 services, and (e) the cost of comparable services other than in a case under this title.

18 **VIII.**

19 **NOTICE**

20 27. Notice of this Application has been provided to parties in interest in accordance
21 with the procedures set forth in the Interim Compensation Order. DWC submits that, in view of
22 the facts and circumstances of this Chapter 11 Case, such notice is sufficient, and no other or
23 further notice need be provided.

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1 **WHEREFORE**, DWC requests that the Court enter an order: (i) allowing DWC (a)
2 interim compensation for professional services rendered as real estate consultant for the
3 Committee during the Compensation Period in the amount of \$130,000; and (b) reimbursement
4 of reasonable and necessary expenses incurred in the amount of \$84,000 for a total award of
5 \$214,000; (ii) authorizing and directing the Debtor to pay DWC the outstanding amount of
6 \$54,000; and (iii) granting any other relief that the Court deems just and proper.

7 Dated: February 14, 2024

DOUGLAS WILSON COMPANIES

8 By: 
9 Michele Vives
10 1620 Fifth Avenue, Suite 400
11 San Diego, CA 92101
12 Telephone: (619) 641-1141
13 Facsimile: (619) 641-1150

*Real Estate Consultants for the Official Committee
of Unsecured Creditors*






RCBO. DWC First Interim Fee Application

Final Audit Report

2025-02-14

Created:	2025-02-14
By:	Priscila Chen Hsu (pchenhsu@kbklp.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEDOvw5Cl-Yno_7FWUt-aQ50Cfjsxdhl

"RCBO. DWC First Interim Fee Application" History

-  Document created by Priscila Chen Hsu (pchenhsu@kbklp.com)
2025-02-14 - 10:44:24 PM GMT
-  Document emailed to Michele Vives (mvives@douglaswilson.com) for signature
2025-02-14 - 10:44:28 PM GMT
-  Email viewed by Michele Vives (mvives@douglaswilson.com)
2025-02-14 - 10:45:27 PM GMT
-  Document e-signed by Michele Vives (mvives@douglaswilson.com)
Signature Date: 2025-02-14 - 10:45:40 PM GMT - Time Source: server
-  Agreement completed.
2025-02-14 - 10:45:40 PM GMT



Adobe Acrobat Sign

Case: 23-40523 Doc# 1737 Filed: 02/14/25 Entered: 02/14/25 16:43:12 Page 11 of 11

EXHIBIT A

**Bill To:**

Douglas Wilson Companies
Michele Vives
1620 Fifth Ave, Suite 400
San Diego, California 92101
United States

Invoice:

Invoice #: 082622-1-24
Invoice Date: 09/30/2024
Invoice For: Restricted Appraisal Report
Subject: See Attached
Name:
Client Ref #: See Attached

Invoice # 082622-1-24**Invoice Amounts****Amounts (USD)**

Professional Fees \$84,000.00

Invoice Amount Due **\$84,000.00**

Please reference Invoice # 082622-1-24 on your payment.

Hourly Billing

Wire/ACH Information

ABA #: 121000248/Swift ID: WFBUS6S
Name on A/C: CBRE Valuation Wire Receipts
General A/C: 4121248561
Bank Contact: CBRE VAS Accounts Receivable
Email: cbrevasar@cbre.com
Phone: 1-901-620-3232

Wire/ACH Bank Address

Wells Fargo Bank
420 Montgomery Street
San Francisco, CA 94104
United States

Check Payments (make payable to)

CBRE, Inc. - Valuation and Advisory Services
Bank of America Lockbox Services
PO Box 281620
Atlanta, GA 30384-1620
United States
cbrevasar@cbre.com
1-901-620-3232

For additional payment options, please reach out to: cbrevasar@cbre.com or 1-901-620-3232

CBRE File No.: CB24US082622
Property Name/Address: Various in Contra Costa County, Alameda County
Appraiser: Matt Carriere/Brendan Bury

Client File No.:
Client : Douglas Wilson Companies

Hourly Rate: \$ 280.00

Date	Time Start	Time End	Hours	Description of Services	Campus No.	Charge
09/16/24	9:00 AM	7:00 PM	10:00:00	Research/write - Church of the Good Shepard	9	\$ 2,800.00
09/17/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Bonaventure Church	41	\$ 2,800.00
09/18/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Freancis of Assisi	52	\$ 2,800.00
09/19/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Ignatius Of Antioch Church	53	\$ 2,800.00
09/20/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Peter Martyr Church	81	\$ 2,800.00
09/25/24	9:00 AM	7:00 PM	10:00:00	Research/write - Immaculate Heart Of Mary Church	15	\$ 2,800.00
09/28/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Agnes Church	28	\$ 2,800.00
09/30/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Bede Church	38	\$ 2,800.00
09/30/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Cornelius Church	47	\$ 2,800.00
10/01/24	9:00 AM	7:00 PM	10:00:00	Research/write - St John Vianney Church	62	\$ 2,800.00
10/01/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Monica Church	75	\$ 2,800.00
10/01/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Anne Church	33	\$ 2,800.00
10/02/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Clement Catholic Church	45	\$ 2,800.00
10/02/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Perpetua Church	80	\$ 2,800.00
10/02/24	9:00 AM	7:00 PM	10:00:00	Research/write - St Stephen Church	85	\$ 2,800.00

Appraiser Allocations	\$ 42,000.00
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Total Client billing	\$ 42,000.00
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CBRE File No.: CB24US082622
Property Name/Address: Various in Alameda County
Appraiser: Tim O'Regan, MAI

Client File No.: Client File No.:
Client : Client : Douglas Wilson Companies

							Hourly Rate:	\$ 280.00
Date	Time Start	Time End	Hours	Description of Services	Campus No.	Charge		
09/14/24	9:00 AM	7:00 PM	10:00:00	Research/write - Church of the Assumption	8	\$	2,800.00	
09/16/24	9:00 AM	7:00 PM	10:00:00	Research/write - Our Lady of Good Council	17	\$	2,800.00	
09/17/24	9:00 AM	7:00 PM	10:00:00	Research/write - Our Lady of Lourdes Church	20	\$	2,800.00	
09/18/24	9:00 AM	7:00 PM	10:00:00	Research/write - Sacred Heart Church	26	\$	2,800.00	
09/19/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Anne Church	32	\$	2,800.00	
09/20/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Benedict Church	39	\$	2,800.00	
09/21/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Bernard Church	40	\$	2,800.00	
09/22/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Columba Church	46	\$	2,800.00	
09/23/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. James the Apostle Church	55	\$	2,800.00	
09/24/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Jerome Church	57	\$	2,800.00	
09/25/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Louis Bertrand Church	69	\$	2,800.00	
09/26/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Joseph the Worker Church	66	\$	2,800.00	
09/27/24	9:00 AM	7:00 PM	10:00:00	Research/write - Corpus Christi Church	10	\$	2,800.00	
09/28/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. John the Baptist Church	60	\$	2,800.00	
09/30/24	9:00 AM	7:00 PM	10:00:00	Research/write - St. Joseph Basilica	64	\$	2,800.00	
Appraiser Allocations							\$	42,000.00
Total Client billing							\$	42,000.00