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*Counsel for the Debtor
and Debtor in Possession***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

**FIRST MONTHLY FEE STATEMENT OF
HILCO REAL ESTATE, LLC, AS REAL
ESTATE CONSULTANT TO THE DEBTOR,
FOR ALLOWANCE AND PAYMENT OF
COMPENSATION AND REIMBURSEMENT
OF EXPENSES FOR THE PERIOD OF
JANUARY 21, 2025 THROUGH FEBRUARY
28, 2025**

Judge: Hon. William J. Lafferty

**Objection Deadline: April 7, 2025
4:00 p.m. (Pacific Time)**

[No Hearing Requested]

Name of Applicant:	Hilco Real Estate, LLC
Authorized to Provide Professional Services to:	Debtor and Debtor in Possession
Date of Retention:	Effective as of January 21, 2025 by Order entered March 18, 2025 [Dkt. No. 1836]
Period for Which Compensation and Reimbursement is Sought:	January 21, 2025 – February 28, 2025
Amount of Compensation Sought as Actual, Reasonable and Necessary:	\$92,158.00
20% Holdback:	\$18,431.60
Amount of Expense Reimbursement Sought as Actual, Reasonable, and Necessary:	\$5,857.00
Total of Compensation (Net of Holdback) and Expense Reimbursement Sought:	\$79,583.40

PRELIMINARY STATEMENT

On May 8, 2023 (the “Petition Date”), The Roman Catholic Bishop of Oakland, a California corporation sole, and the debtor and debtor in possession (the “Debtor” or “RCBO”)¹ commenced the above-captioned chapter 11 bankruptcy case (the “Chapter 11 Case” or the “Bankruptcy Case”). The Debtor continues to operate its ministry and manage its properties as a debtor in possession under sections 1107(a) and 1108 of the Bankruptcy Code. No trustee or examiner has been appointed in this Chapter 11 Case.

On May 23, 2023, the Office of the United States Trustee filed its notice of appointment of an Official Committee of Unsecured Creditors [Dkt. No. 58].

On May 26, 2023, the Debtor filed the *Debtor’s Motion for an Order Establishing Procedures for Interim Compensation and Reimbursement of Expenses of Professionals* [Dkt. No. 70] (the “Compensation Procedures Motion”). The Court granted the Compensation Procedures Motion on June

¹ Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Compensation Procedures Order.

23, 2023, entering the *Order Authorizing Procedures for Interim Compensation and Reimbursement of Expenses of Professionals* [Dkt. No. 170] (the “Compensation Procedures Order”).

On March 7, 2025, the Debtor filed the *Debtor’s Application For Order Authorizing Employment of Hilco Real Estate, LLC As Real Estate Consultant Pursuant to 11 U.S.C. § 327* [Dkt. No. 1808] (the “Retention Application”). The Court approved the Retention Application on March 18, 2025, entering the *Order Authorizing Employment of Hilco Real Estate, LLC As Real Estate Consultant Pursuant to 11 U.S.C. § 327* [Dkt. No. 1836] (the “Hilco Retention Order”), effective as of January 21, 2025.

Hilco Real Estate, LLC (“Hilco” or “Applicant”), as real estate consultant to the Debtor, hereby submits its first monthly fee statement (the “Monthly Fee Statement”) for allowance of payment of compensation for professional services rendered and for reimbursement of actual and necessary expenses incurred for the period commencing January 21, 2025 through and including February 28, 2025 (the “Fee Period”) pursuant to the Compensation Procedures Order.

By this Monthly Fee Statement, Hilco seeks (i) a monthly interim allowance of compensation in the amount of \$92,158.00 and actual and necessary expenses in the amount of \$5,857.00 for a total allowance of \$98,015.00 and (ii) payment of \$73,726.40 (80% of the allowed fees pursuant to the Compensation Procedures Order) and reimbursement of \$5,587.00 (100% of the allowed expenses pursuant to the Compensation Procedures Order) for a total payment of \$79,583.40 for the Fee Period.

SERVICES RENDERED AND EXPENSES INCURRED DURING THE FEE PERIOD

Attached as **Exhibit 1** is a summary of the fees and expenses incurred during the Fee Period, including the standard hourly rate, time entries, and total fees for each professional during the Fee Period.

NOTICE AND OBJECTION PROCEDURES

In accordance with the Compensation Procedures Order, each Notice Party shall have until the tenth (10th) day (or the next business day if such day is not a business day) following service of this Monthly Fee Statement (the “Objection Deadline”) to serve an objection to the Monthly Fee Statement on each of the other Notice Parties.

FIRST MONTHLY FEE STATEMENT OF HILCO REAL ESTATE, LLC

1 Upon the expiration of the Objection Deadline, the Applicant shall file a certificate of no objection
2 with the Court, after which the Debtor is authorized and directed to pay the Applicant an amount equal to
3 80% of the fees and 100% of the expenses requested in this Monthly Fee Statement.

4 If an objection is properly filed, the Debtor shall be authorized and directed to pay the Applicant
5 80% of the fees and 100% of the expenses not subject to an objection.

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7 DATED: March 28, 2025

HILCO REAL ESTATE, LLC

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Eric W. Kaup
12 EVP, CCO, and Special Counsel, Managing Member
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FIRST MONTHLY FEE STATEMENT OF HILCO REAL ESTATE, LLC

EXHIBIT 1

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INVOICE

INVOICE DATE: March 19, 2025
INVOICE NUMBER: CINV-16054
TERMS: Due Upon Receipt

TO: The Roman Catholic Bishop of Oakland
c/o Foley Lardner

ATTENTION: Thomas F. Carlucci
Shane J. Moses
Ann Marie Uetz
Matthew D. Lee
Mark C. Moore

RE: HRE Hours & Expenses

Consultant	Hours Spent	Fee per Hour		Total Due to Hilco Real Estate
Jeff Azuse	14.8	\$800		\$11,840
Matt Mason	5.2	\$765		\$3,978
Adam Zimmerman	57.9	\$600		\$34,740
Chris Parthum	104	\$400		\$41,600
Total Hours	181.9		Total Hours Fee	\$92,158
Additional Expenses				
Adam Zimmerman Travel				\$1,974
Adam Zimmerman License Application				\$1,383
Local Appraiser Data and Insight				\$2,500
			Total Expenses	\$5,857
TOTAL DUE TO HILCO REAL ESTATE, LLC				\$98,015

TOTAL DUE TO HILCO REAL ESTATE, LLC	\$98,015
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Wiring Instructions

Bank: JP Morgan Chase Bank NA
ABA#: 021 000 021 (wires only)
ACH ABA: 071 000 013
Account #: 838110120
Swift: CHASUS33
Acct. Name: Hilco Real Estate, LLC

Roman Catholic Bishop of Oakland HRE Time Log			
Date	Person	Task Description	Time Spent (Hours)
1/30/2025	Chris Parthum	Data Aggregation related to summarizing provided information	1.2
1/30/2025	Jeff Azuse	Meeting with Foley regarding scope of work and property overview	3.5
1/30/2025	Adam Zimmerman	Meeting with Foley regarding scope of work and property overview	3.5
1/30/2025	Matt Mason	Meeting with Foley regarding scope of work and property overview	3.0
1/31/2025	Chris Parthum	Meeting with Foley regarding scope of work and property overview	3.5
2/3/2025	Adam Zimmerman	Liquidation Model and Analysis Development	3.8
2/3/2025	Chris Parthum	Aggregation of publically available property information	8.0
2/4/2025	Chris Parthum	Liquidation Model and Analysis Development	8.5
2/5/2025	Adam Zimmerman	In-Market Site Visits and Market Review	10.0
2/5/2025	Chris Parthum	Model Building/Data Collecton (Images/Maps of each site)	5.8
2/6/2025	Adam Zimmerman	In-Market Site Visits and Market Review	6.0
2/6/2025	Chris Parthum	Liquidation Model and Analysis Development	8.3
2/7/2025	Chris Parthum	Liquidation Model and Analysis Development	4.8
2/12/2025	Chris Parthum	Liquidation Model and Analysis Development	7.0
2/13/2025	Chris Parthum	Model Building/Data Collection of additional sales comparables	8.5
2/13/2025	Adam Zimmerman	Comparable Sales Review and market research and communciation	6.0
2/14/2025	Adam Zimmerman	Data Aggregation regarding site visit images and notes	2.0
2/14/2025	Chris Parthum	Model Building/Data Collection (Sales Comparables)	8.8
2/17/2025	Chris Parthum	Model Building/Data Application (Sales Comps to Models) & Call with Ann Marie regarding deliverable formatting	8.8
2/17/2025	Jeff Azuse	Call with Foely regarding deliverable format and timing	1.3
2/17/2025	Matt Mason	Client communciation and internal Hilco progress discussions	0.8
2/18/2025	Jeff Azuse	Call with Foley/Vera Cruz regarding deliverable and individual property review.	2.0
2/18/2025	Adam Zimmerman	Call with Foley/Vera Cruz regarding deliverable and individual property review.	6.3
2/18/2025	Chris Parthum	Call with Foley/Vera Cruz regarding deliverable and individual property review.	8.5
2/19/2025	Adam Zimmerman	HRE internal model and presentation work	8.0
2/19/2025	Chris Parthum	Model and Presentation work	8.5
2/19/2025	Jeff Azuse	Project oversight and results analysis review with Adam Zimmerman and Chris	6.0
2/19/2025	Matt Mason	Client communciation and internal Hilco progress discussions	0.6
2/20/2025	Adam Zimmerman	Final Review of Liquidation Analysis Deliverable	7.0
2/20/2025	Chris Parthum	Final Review of Liquidation Analysis Deliverable	8.5
2/20/2025	Jeff Azuse	Final Review and edits of the Liquidation Analysis Deliverable	2.0
2/20/2025	Matt Mason	Final Review and edits of the Liquidation Analysis Deliverable	0.8
2/21/2025	Adam Zimmerman	Final Review and edits of the Liquidation Analysis Deliverable	5.3
2/21/2025	Chris Parthum	Final Review and edits of the Liquidation Analysis Deliverable	5.3