

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF California

In Re. Ginko Tree, LP

§
§
§
§Case No. 24-10506Debtor(s)Lead Case No. 24-10545☒ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 09/30/2025Petition Date: 09/12/2024Months Pending: 13Industry Classification:

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Reporting Method:

Accrual Basis ☐Cash Basis ☒

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0**Supporting Documentation** (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☒ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☒ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Thomas B. Rupp

Signature of Responsible Party

10/24/2025

Date

Thomas B. Rupp

Printed Name of Responsible Party

Keller Benvenuti Kim LLP

101 Montgomery Street, Suite 1950

San Francisco, CA 94104

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, 1320.4(a)(2) applies.

Case: 24-10545 Doc# 2643 Filed: 10/24/25 Entered: 10/24/25 12:12:12 PM

UST Form 11-MOR (12/01/2021)

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Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$363,905	
b. Total receipts (net of transfers between accounts)	\$80,843	\$670,679
c. Total disbursements (net of transfers between accounts)	\$16,460	\$223,712
d. Cash balance end of month (a+b-c)	\$428,288	
e. Disbursements made by third party for the benefit of the estate	\$723,483	\$1,524,553
f. Total disbursements for quarterly fee calculation (c+e)	\$739,943	\$1,748,265

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$11,787
b. Accounts receivable over 90 days outstanding (net of allowance)	\$4,465
c. Inventory (Book ☒ Market ☐ Other ☐ (attach explanation))	\$0
d. Total current assets	\$454,999
e. Total assets	\$5,656,230
f. Postpetition payables (excluding taxes)	\$155,555
g. Postpetition payables past due (excluding taxes)	\$134,660
h. Postpetition taxes payable	\$101,932
i. Postpetition taxes past due	\$101,932
j. Total postpetition debt (f+h)	\$257,487
k. Prepetition secured debt	\$2,232,342
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$1,322,041
n. Total liabilities (debt) (j+k+l+m)	\$3,811,870
o. Ending equity/net worth (e-n)	\$1,844,360

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$750,000	\$1,849,000
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$723,483	\$1,524,553
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$26,517	\$324,447

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$-668,991	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$-668,991	
d. Selling expenses	\$0	
e. General and administrative expenses	\$45,454	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$8,500	
i. Taxes (local, state, and federal)	\$2,585	
j. Reorganization items	\$11,250	
k. Profit (loss)	\$-736,780	\$-1,348,386

Part 5: Professional Fees and Expenses

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i	0					
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
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	liv					
	lv					
	lvi					

	xcix						
	c						
c.	All professional fees and expenses (debtor & committees)						

Part 6: Postpetition Taxes		Current Month	Cumulative
a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$0
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☒ No ☐
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☐ No ☒
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☐ No ☒
 - If yes, are your premiums current? Yes ☐ No ☐ N/A ☒ (if no, see Instructions)
 - Casualty/property insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
 - General liability insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☒ No ☐
- k. Has a disclosure statement been filed with the court? Yes ☒ No ☐
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Part 8: Individual Chapter 11 Debtors (Only)

- | | | |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages | _____ | \$0 |
| b. Gross income (receipts) from self-employment | _____ | \$0 |
| c. Gross income from all other sources | _____ | \$0 |
| d. Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. Payroll deductions | _____ | \$0 |
| f. Self-employment related expenses | _____ | \$0 |
| g. Living expenses | _____ | \$0 |
| h. All other expenses | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/ eo/rules_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Bradley D. Sharp

Signature of Responsible Party

Chief Restructuring Officer

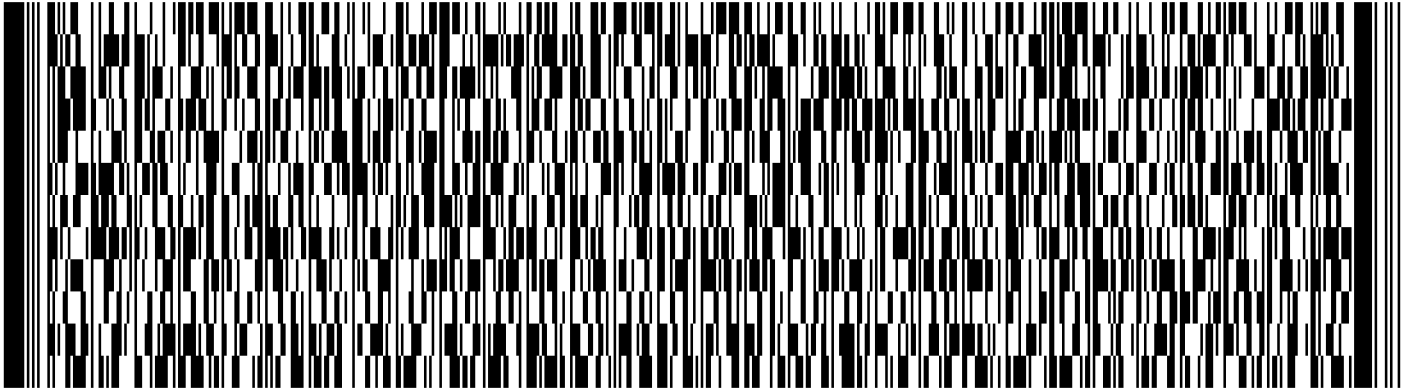
Title

Bradley D. Sharp

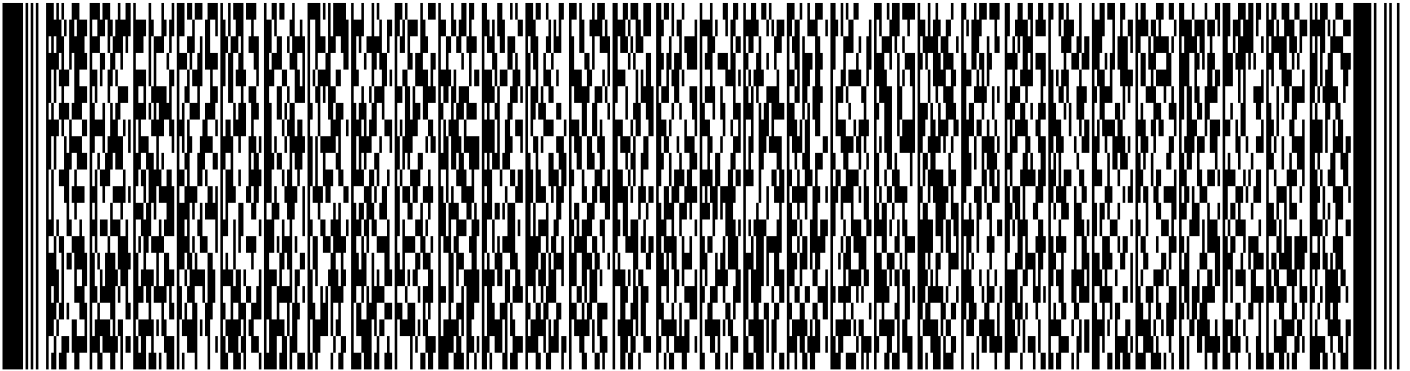
Printed Name of Responsible Party

10/24/2025

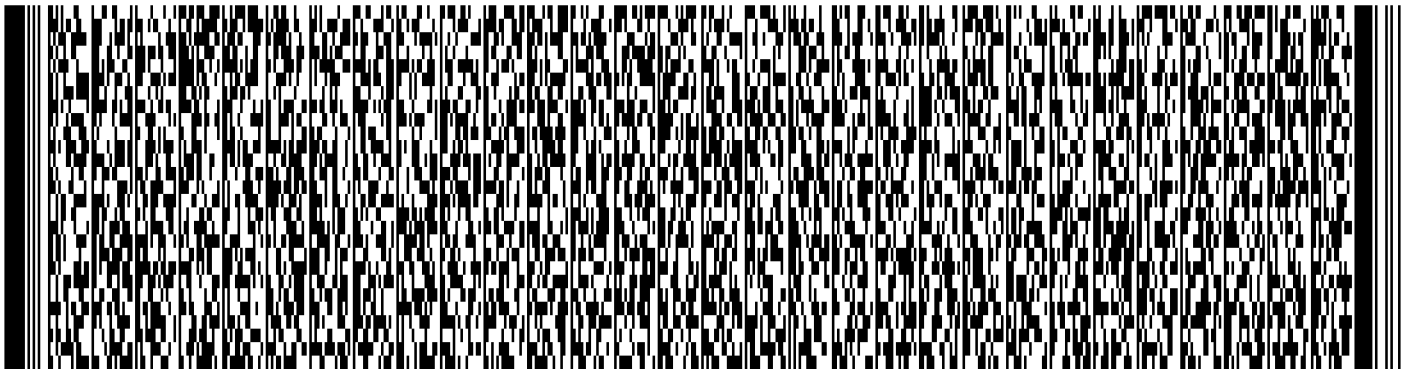
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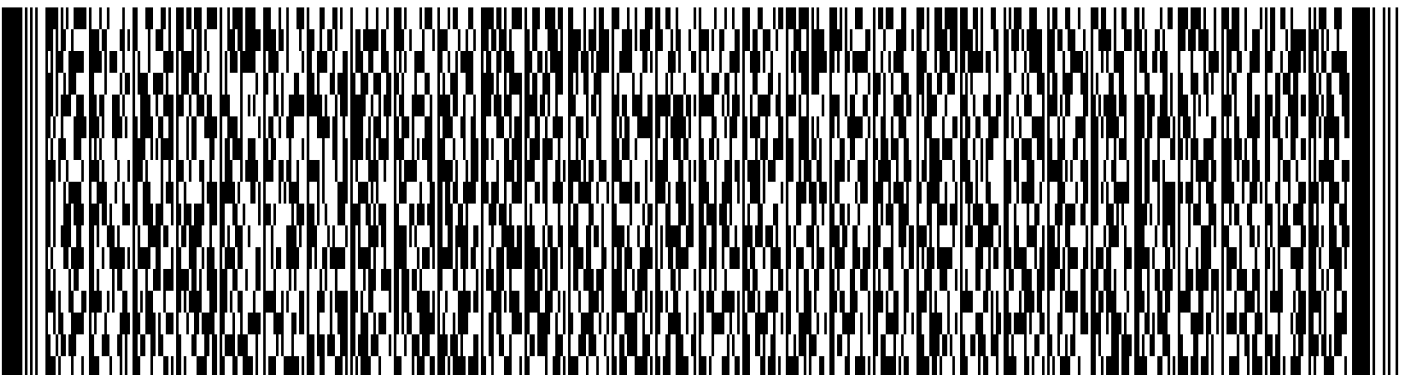
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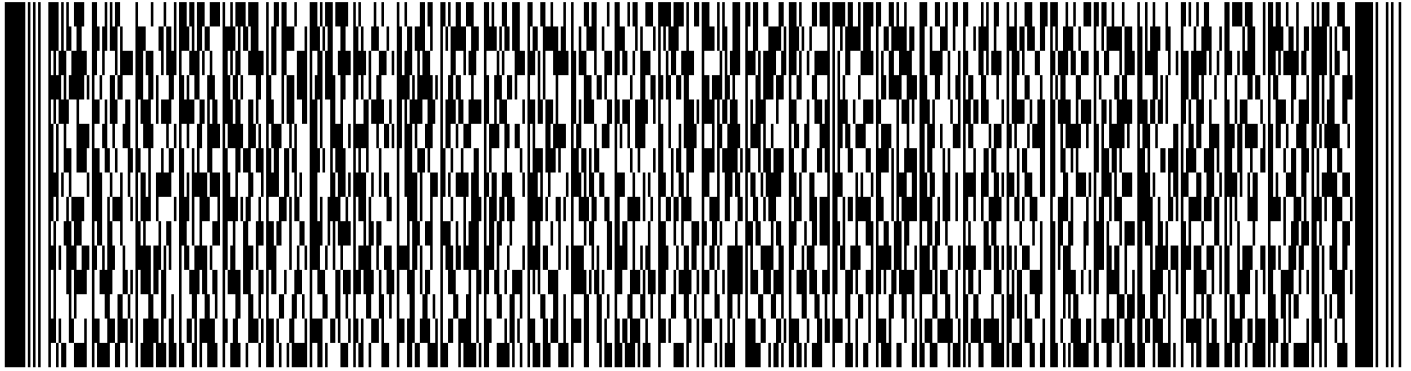
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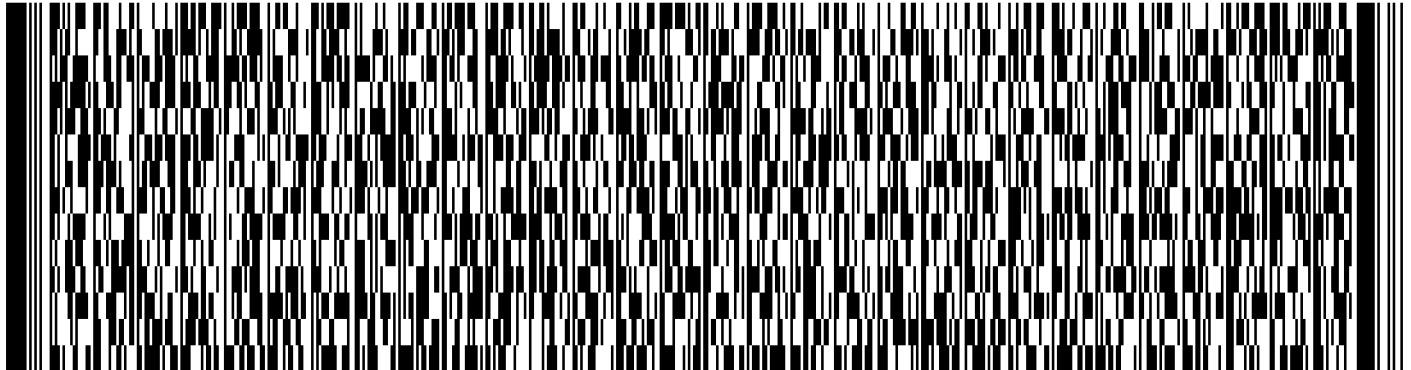
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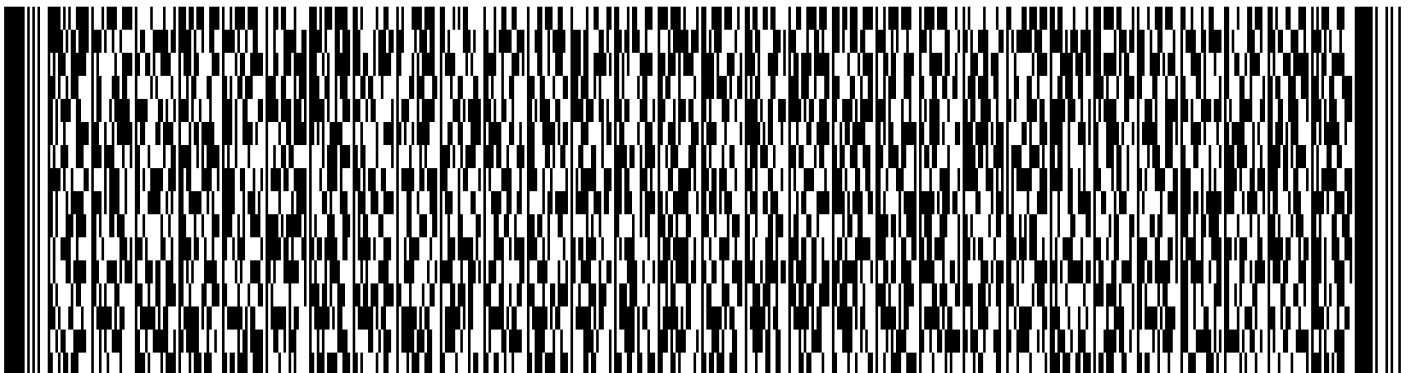
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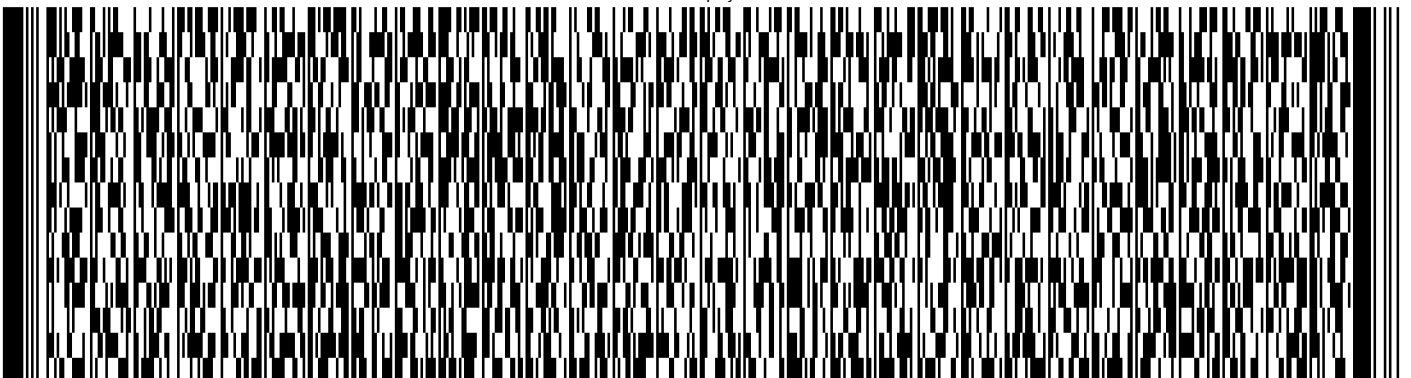
Bankruptcy1to50



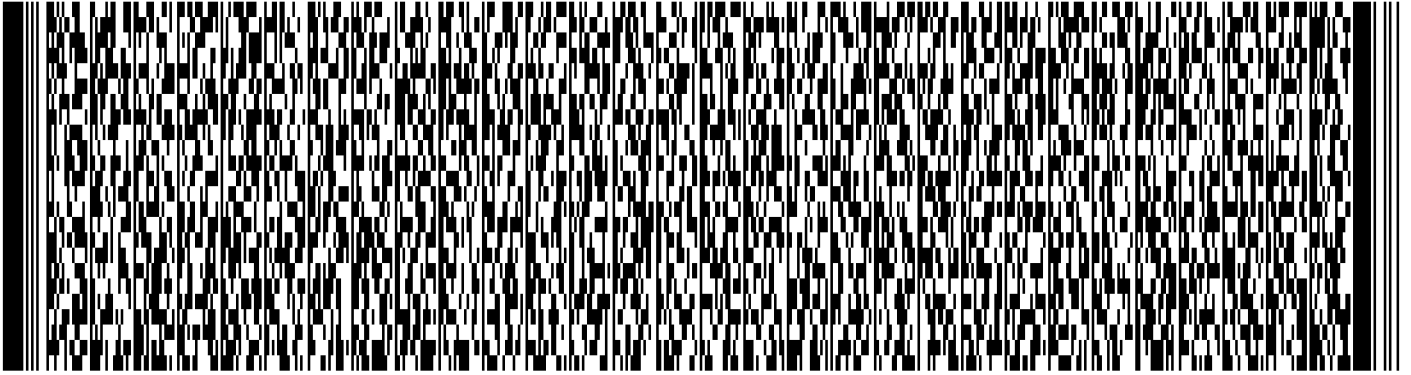
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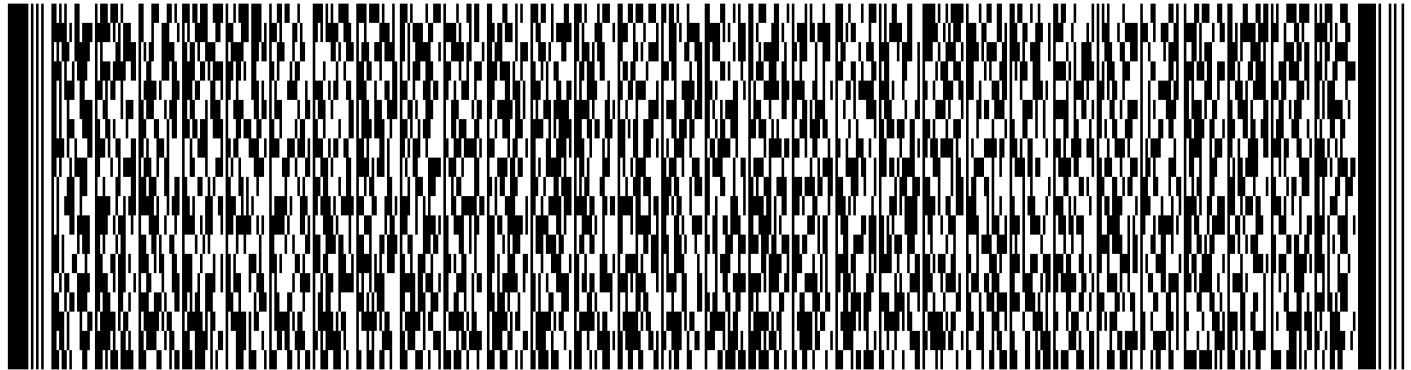
NonBankruptcy1to50



NonBankruptcy51to100



PageThree



PageFour

In re LeFever Mattson, a California corporation, et al.

Lead Case No. 24-10545 (CN)

Global Notes to Monthly Operating Reports

General Notes: On September 12, 2024 (the “Petition Date”), LeFever Mattson, a California corporation, (“LeFever Mattson”) and certain of its affiliates (collectively, the “Debtors”), each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) with the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “Bankruptcy Court”), commencing the chapter 11 cases now jointly administered, for procedural purposes only, under Lead Case No. 24-10545 (the “Chapter 11 Cases”).¹ The Debtors are authorized to operate their businesses and manage their properties as debtors in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. The Debtors are providing the information and documents provided herewith (collectively, and for all Debtors, the “Monthly Operating Reports”) pursuant to the in response to the *Uniform Periodic Reports in Cases Filed Under Chapter 11 of Title 11*, promulgated by the United States Trustee Program, and the *United States Trustee Chapter 11 Operating and Reporting Guidelines for Debtors in Possession* (Revised March 31, 2023). All information in these Monthly Operating Reports relates solely to the Debtors, and not to any non-Debtor affiliate. The following notes and statements and limitations should be referred to, and referenced in connection with, any review of the Monthly Operating Reports.

Basis of Presentation: The Debtors are submitting their Monthly Operating Reports solely for the purposes of complying with requirements applicable in these Chapter 11 Cases. The financial information included in the Monthly Operating Reports is unaudited and has not been prepared in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”) and does not include all of the information and footnotes required by U.S. GAAP. The Monthly Operating Reports are not intended to reconcile to any financial statements otherwise prepared or distributed by the Debtors. The financial information contained herein is presented per the Debtors’ books and records without, among other things, all adjustments or reclassification that may be necessary or typical in accordance with U.S. GAAP. It is possible that not all assets, liabilities, income, or expenses have been recorded at the time of production. The financial information included in the Monthly Operating Reports has not been subjected to procedures that would typically be applied to financial information presented in accordance with U.S. GAAP or any other recognized financial reporting framework, and, upon application of such procedures, the Debtors believe that the financial information could be subject to changes, and these changes could be material. The results of operations contained in the financial statements provided with these Monthly Operating Reports are not necessarily indicative of results that may be expected from any

¹ Debtor Windscape Apartments, LLC, filed its chapter 11 petition on August 6, 2024. Debtors Pinewood Condominiums, LP, and Ponderosa Pines, LP, filed their chapter 11 petitions on October 2, 2024.

other period or for the full year and may not necessarily reflect the results of operations and financial position of the Debtors in the future.

The Debtors' books and records are kept on a cash basis. Accounts Receivable and Accounts Payable have been included in the responses to Part 2: Asset and Liability Status but are not included in the balance sheets attached with each monthly operating report.

Certain Debtors have joint ownership of assets with other Debtors. The asset account balances and activity have been allocated based on the Debtor's ownership percentage.

Reservation of Rights: The Debtors reserve all rights to amend or supplement their Monthly Operating Reports in all respects, as may be necessary or appropriate. Nothing contained in these Monthly Operating Reports shall constitute a waiver of any of the Debtors' rights under any applicable law or an admission with respect to any issue in the Chapter 11 Cases.

Bank Accounts: To the extent a Debtor has joint ownership of a property with another Debtor, the bank statements have been included for the property for each Debtor.

Internal Transfers: Transfers between Debtors are reflected as Intercompany Transfers on the Statements of Cash Receipts and Disbursements. The cumulative amounts of the internal transfers are shown as Intercompany Assets or Intercompany Liabilities on the Balance Sheets.

Payments Made on Prepetition Debt: On or about September 25, 2024, the Bankruptcy Court entered interim orders (the "Interim Orders") authorizing, but not directing, the Debtors to, among other things, pay certain prepetition claims relating to (a) employee wages, salaries, and other compensation and benefits; (b) insurance premiums; and (c) the continued use of the Debtors' Cash Management System. Final orders granting such relief were entered on or about October 17-21, 2024 (the "Final Orders," and, collectively with the Interim Orders, the "First Day Orders"). Payments made on prepetition debt pursuant to the First Day Orders are not recorded in Attachment 1.

Payments to Insiders: Except as otherwise indicated in a supplemental statement, all payments made by the Debtors to "Insiders," as such term is defined in 11 U.S.C. § 101(31), constituted the regular compensation owed to those persons or reimbursements in the ordinary course of business.

Windtree, LP: Windtree, LP is an entity that was historically controlled by Ken Mattson. It was recently discovered that Windtree, LP is the owner of record for three properties located in Perris, California, at 333 Wilkerson Ave., 371 Wilkerson Ave., and 411 Wilkerson Ave. The Debtors do not have any records related to these properties and are working to obtain information.

1050 Elm Street: At the commencement of the Chapter 11 Cases, the Debtors' books and records reflected the owner of 1050 Elm Street in Napa, California, as Tradewinds Apartments, LP. After review of conflicting information regarding the ownership of 1050 Elm Street, it has been determined that 1050 Elm Street is owned by Pinecone, LP and not Tradewinds Apartments, LP. Previous operating reports for Pinecone, LP and Tradewinds Apartments, LP have been amended to reflect this ownership determination.

Ginko Tree, LP
24-10506
Statement of Cash Receipts and Disbursements
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Receipts		
Operating		
Rental Income	\$ 27,828	\$ 315,084
Other Operating Cash Receipts ^[1]	25,253	25,253
Total Operating Receipts	<u>\$ 53,082</u>	<u>\$ 340,338</u>
Non-Operating		
Other Non-Operating Cash Receipts	\$ 1,244	\$ 1,244
Intercompany Transfers	-	4,650
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	26,517	66,459
Escrowed Proceeds (Socotra)	-	257,988
Total Non-Operating Receipts	<u>\$ 27,761</u>	<u>\$ 330,341</u>
Total Receipts	<u>\$ 80,843</u>	<u>\$ 670,679</u>
Disbursements		
Operating		
Payroll & Payroll Taxes	\$ -	\$ 10
Insurance	1,346	17,192
Utilities	2,451	30,153
Repairs & Maintenance	2,976	79,901
Admin Expense	203	8,158
Professional Fees	-	-
Other Operating Disbursements	-	52
Management Fees	983	10,631
Taxes (sales, property, other)	-	-
Total Operating Disbursements	<u>\$ 7,960</u>	<u>\$ 146,097</u>
Non-Operating		
Debt Service	\$ 8,500	\$ 76,500
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	1,115
Owner Distributions	-	-
Intercompany Transfers	-	-
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	<u>\$ 8,500</u>	<u>\$ 77,615</u>
Total Disbursements	<u>\$ 16,460</u>	<u>\$ 223,712</u>
Net Cash Receipts and Disbursements	<u>\$ 64,383</u>	<u>\$ 446,967</u>
 Total Disbursements less Intercompany Disbursements	 <u>\$ 16,460</u>	 <u>\$ 223,712</u>

[1] Relates to property tax payment from sale proceeds, received in error and returned to title company in subsequent month.

Ginko Tree, LP
24-10506
Balance Sheet
9/30/2025

	Current Month
Assets	
Current Assets	
Cash & Equivalents	\$ 428,287
Accounts Receivable	-
Notes Receivable	-
Intercompany Receivables	14,925
Intercompany Receivables - US Trustee Fees	-
Other Receivables	-
Total Current Assets	\$ 443,211
Fixed Assets	
FF&E	\$ -
Capital Assets	5,015,000
Accumulated Depreciation	-
Total Fixed Assets	\$ 5,015,000
Other Assets	\$ 186,231
Other Assets (To Be Reconciled)	-
Total Other Assets	\$ 186,231
Total Assets	\$ 5,644,442
Liabilities	
Current Liabilities	
Current Liabilities	\$ -
Security Deposits	20,835
Other Payables	-
Intercompany Liabilities - LM	155,900
Intercompany Liabilities - Other	168,566
Intercompany Liabilities - US Trustee Fees	-
Other Liabilities	593,177
Other Liabilities (To Be Reconciled)	154,128
Total Current Liabilities	\$ 1,092,606
Long-Term Liabilities	
Deferred Gain (Loss)	\$ 3,380,120
Notes Payable	2,801,686
Notes Payable - LM	-
Total Long-Term Liabilities	\$ 6,181,806
Total Liabilities	\$ 7,274,412
Equity	
Capital	\$ (102,885)
Retained Earnings	(176,980)
YTD Net Income	(1,350,105)
Total Equity	\$ (1,629,969)
Total Liabilities and Equity	\$ 5,644,442

Ginko Tree, LP
24-10506
Statement of Operations
9/30/2025

	<u>Current Month</u>	<u>Accumulated Total</u>
Income		
Revenue		
Rental Income	\$ 27,321	\$ 304,600
Garage Income	-	-
Other Revenue		
Other Income	1,356	10,020
Gain/(Loss) on Sale of Assets	(697,668)	(1,288,281)
Total Revenue	\$ (668,991)	\$ (973,660)
Expense		
Operating Expense		
Admin Expense	\$ 1,036	\$ 11,559
Bank Fees	-	(0)
Commissions	-	-
Garage Expense	-	-
Insurance	1,340	17,168
Landscaping	-	-
Licenses & Fees	-	625
Marketing	-	-
Payroll	-	-
Professional Fees	-	-
Property Expense	-	4,654
Rent Expense	-	4
Repairs & Maintenance	40,372	172,395
Utilities	2,451	32,074
Other Operating Expense	255	936
Total Operating Expense	\$ 45,454	\$ 239,415
Non-Operating Expense		
Restructuring Fees	\$ 11,250	\$ 28,850
Interest Expense	8,500	76,500
Tax	2,585	29,961
Total Non-Operating Expense	\$ 22,335	\$ 135,311
Total Expense	\$ 67,788	\$ 374,726
Net Income	\$ (736,780)	\$ (1,348,386)

Ginko Tree, LP
24-10506
AR Aging Report
9/30/2025

Row Labels	Prepayments	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Kenneth Lakritz, Ph.D.	(360)	19	-	-	-	(341)
Sue Warnock-Brooks, M. Ed.	(250)	-	-	-	-	(250)
Ethel Daly	(320)	-	-	-	-	(320)
The Strength Studio	-	387	13	-	27	427
Lin Haley	(415)	-	-	-	-	(415)
Nidza Clarke, LMFT	-	7	7	-	-	15
Zach Medoff, Ph. D.	-	-	-	-	349	349
Edward Jones & Co., LP	-	3,866	4,062	-	4,089	12,017
Anderson, Mark and Marina	-	555	-	-	-	555
Eric Dahl	(251)	-	-	-	-	(251)
Grand Total	(1,595)	4,834	4,083	-	4,465	11,787

Ginko Tree, LP
24-10506
AP Aging Report
9/30/2025

Note: Payables due to "KS Mattson Partners", "Ken Mattson", and "Socotra Capital" subject to further evaluation and review.

Row Labels	Payee Name	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total
Post-Petition	City of Sonoma	-	-	-	239	239
	Erick Roeser, CPA	-	-	-	101,932	101,932
	Israel Rojas Landscaping	-	-	-	270	270
	Socotra Capital	-	-	-	131,365	131,365
	LeFever Mattson Property Management	-	-	-	2,786	2,786
	Andy Dean Electric / Security Inc	60	-	-	-	60
Post-Petition Total		60	-	-	236,592	236,652
Pre-Petition	Bay Alarm Company	-	-	-	255	255
	City of Sonoma	-	-	-	732	732
	Comcast	-	-	-	12	12
	Israel Rojas Landscaping	-	-	-	670	670
	Kevin Garrett Construction	-	-	-	868	868
	KS Mattson Partners	-	-	-	206,250	206,250
	LeFever Mattson, Inc.	-	-	-	3,083	3,083
	Pacific Gas & Electric	-	-	-	2,056	2,056
	Quinonez Cleaning Service	-	-	-	35,765	35,765
	RentGrow, Inc	-	-	-	3	3
	Sonoma Garbage Collectors, Inc	-	-	-	57	57
	Walshs Chem-Dry	-	-	-	183	183
	LeFever Mattson Property Management	-	-	-	337	337
Pre-Petition Total		-	-	-	250,270	250,270
Grand Total		60	-	-	486,862	486,922

Ginko Tree, LP
24-10506
Statement of Capital Assets
9/30/2025

Note: All property values included in the table below are representative of book values per the company's books and records.

Property Address	As of Petition Date		9/30/2025	
1151 Broadway	\$	635,000	\$	640,000
635 Broadway	\$	875,000	\$	875,000
645-651 Broadway/10 Maple St	\$	3,500,000	\$	3,500,000
Grand Total	\$	5,010,000	\$	5,015,000

Ginko Tree, LP
24-10506
Bank Reconciliation
9/30/2025

Bank Account	Balance Per Bank Statement	Outstanding Deposits	Outstanding Checks	Attributed to Other Debtors	Attributed to Non-Debtors	Other Activity	Reconciled Balance
Broadway/Maple Office	785	-	-	(13,309)	-	-	(12,524)
East West 50% Ginko Tree/50% Buckeye Tree	177,724	-	(179)	(88,773)	-	-	88,773
East West Ginko Tree LP	92,806	-	-	-	-	-	92,806
Axos Ginko Tree	259,232	-	-	-	-	-	259,232
Grand Total	530,547	-	(179)	(102,081)	-	-	428,287

Ginko Tree, LP
24-10506
Payments on Pre-Petition Debt
9/30/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Ginko Tree, LP	9/10/2025	9/10/2025	Socotra Capital	8,500
Grand Total				8,500

Ginko Tree, LP
24-10506
Schedule of Assets Sold or Transferred
9/30/2025

Property	See Order Approving Asset Sale
1161-1167 Broadway, Sonoma, CA 95476	Docket #2355



Commonwealth Land Title Company

99 Almaden Boulevard, Suite 840

San Jose, CA 95113

Phone: (669)231-7680 Fax: (408)273-6471

Seller's Final Settlement Statement

Closing Date: September 26, 2025
Order Number: 972500141
Escrow Officer: Kiley Demaree
Buyer: Rodolfo C. Alcaraz
19003 Spring Drive
Sonoma, CA 95476
Seller: Ginko Tree, LP, a California limited partnership
333 South Grand Avenue, Suite 4100
Los Angeles, CA 90071
Buckeye Tree, LP, a California limited partnership
333 South Grand Avenue, Suite 4100
Los Angeles, CA 90071
Property: 1161-1167 Broadway
Sonoma, CA 95476

	Seller	
	Debit	Credit
Total Consideration		
Purchase Price		1,500,000.00
Prorations / Adjustments		
EST 2025-2026 TAXES	5,169.53	
87 days @ 59.419836 per day at \$21,688.24		
07/01/25-09/26/25		
Seller Credit	40,000.00	
Rent(s) Monthly	778.83	
5 days @ 155.766667 per day at \$4,673.00		
09/26/25-10/01/25		
Deposit(s)	3,200.00	
Payoffs		
Payoff First Mortgage Proceeds less 4% to Debtor to The Socotera Opportunity Fund, LLC, a California Limited Liability Company	1,272,816.02	
Title / Settlement Charges		
FTB Processing Fee to Commonwealth Land Title Company	45.00	
Overnight/Messenger Fees to Commonwealth Land Title Company	53.18	
Recording Charges		
Sonoma County Transfer Tax to Simplifile	1,650.00	
Recording Fee - Release/Reconveyance to Simplifile	885.39	
Miscellaneous Charges		
Transaction Fee to FTI Consulting	22,500.00	
Seller Proceeds 2% to Ginko Tree, LP, a California limited partnership	26,517.01	
Seller Proceeds 2% to Buckeye Tree, LP, a California limited partnership	26,517.01	

Seller's Final Settlement Statement

	Seller	
	Debit	Credit
Miscellaneous Charges (continued)		
Del Taxes 2024-2025 to Sonoma County Treasurer & Tax Collector	24,868.03	
Commissions		
Listing Agent Commission to Marcus & Millichap	37,500.00	
Selling Agent Commission to Susan McShannock	37,500.00	
\$1,500,000.00 @ 2.5000% = \$37,500.00		
Subtotals	1,500,000.00	1,500,000.00
Balance Due TO Seller	0.00	
Totals	1,500,000.00	1,500,000.00

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY
COMMONWEALTH LAND TITLE COMPANY

Kiley Demaree

Commonwealth Land Title Company, Settlement Agent



Date 9/30/25
Primary Account

Page 1
4381

GINKO TREE, LP
Debtor in Possession, Case #24-10506;
Escrow
6359 AUBURN BLVD. STE. B
CITRUS HEIGHTS, CA 95621

Account Title: GINKO TREE, LP
Debtor in Possession, Case #24-10506;
Escrow

Commercial Interest Checking		Number of Enclosures	0
Account Number	4381	Statement Dates	9/02/25 thru 9/30/25
Previous Balance	258,411.25	Days in the statement period	29
Deposits/Credits	.00	Avg Daily Ledger	258,411.25
Checks/Debits	.00	Avg Daily Collected	258,411.25
Maintenance Fee	.00	Interest Earned	820.45
Interest Paid	820.45	Annual Percentage Yield Earned	4.07%
Ending Balance	259,231.70	2025 Interest Paid	1,243.80

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
9/30	Interest Paid	820.45

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
9/02	258,411.25	9/30	259,231.70

*** END OF STATEMENT ***

9300 Flair Dr., 1St FL
El Monte, CA. 91731

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 5

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

1231

(16)

BUCKEYE TREE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10494
BROADWAY MAPLE OFFICE
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Stay alert for financial scams. If you receive an email, text, or call from someone unknown about receiving or sending money for inheritance, charities, or anything similar, do not respond or share your personal information.

Commercial Analysis Checking

Account number	1231	Beginning balance	\$ 154,780.07
Enclosures	16	Total additions	(12) 55,656.73
Low balance	\$ 176,016.08	Total subtractions	(17) 32,712.62
Average balance	\$ 184,442.43	Ending balance	\$ 177,724.18

CREDITS

Number	Date	Transaction Description	Additions
	09-02	Pre-Auth Credit LEFEVER-EWGINKBR Settlement 25 0902 000024869958510	8,927.27
	09-02	Pre-Auth Credit EDWARD JONES EDI PYMNTS 250902 01937934	10,324.86
	09-02	Deposit Bridge	5,887.00
	09-03	Deposit Bridge	11,286.97
	09-04	Pre-Auth Credit LEFEVER-EWGINKBR Settlement 25 0904 000024904445502	1,202.22
	09-04	Deposit Bridge	7,951.47
	09-09	Pre-Auth Credit LEFEVER-EWGINKBR Settlement 25 0909 000024950343870	4,983.84
	09-12	Deposit Bridge	1,900.00
	09-26	Pre-Auth Credit LEFEVER-EWGINKBR Settlement 25 0926 000025074427062	1,276.74
	09-26	Deposit Bridge	500.00
	09-30	Deposit Bridge	639.00
	09-30	Deposit Bridge	777.36

CHECKS

Number	Date	Amount	Number	Date	Amount
30099	09-04	1,965.91	30108	09-18	1,113.94
30100	09-16	105.33	30109	09-24	150.00
30101	09-15	1,033.58	30110	09-18	2,464.32
30103 *	09-18	2,184.72	30111	09-22	960.00
30104	09-22	294.20	30112	09-18	227.66
30105	09-22	2,080.00	30113	09-30	72.80
30106	09-19	1,197.96	30115 *	09-30	122.79
30107	09-19	450.00	30116	09-30	1,289.41

9300 Flair Dr., 1St FL
El Monte, CA. 91731

BUCKEYE TREE, LP

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

1231

Number	Date	Amount	Number	Date	Amount
* Skip in check sequence					

DEBITS

Date	Transaction Description	Subtractions
09-10	Outgoing Wire ACD332AP00002958 Socotra Capital, I 121133416 10 MAPLE 645-65 1 B ROADWAY	17,000.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	154,780.07	09-10	186,377.79	09-19	179,500.28
09-02	179,919.20	09-12	188,277.79	09-22	176,166.08
09-03	191,206.17	09-15	187,244.21	09-24	176,016.08
09-04	198,393.95	09-16	187,138.88	09-26	177,792.82
09-09	203,377.79	09-18	181,148.24	09-30	177,724.18

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

9300 Flair Dr., 1St FL
El Monte, CA. 91731

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

Page 1 of 2

STARTING DATE: September 01, 2025

ENDING DATE: September 30, 2025

Total days in statement period: 30

1084

(1)

GINKO TREE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10506
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Stay alert for financial scams. If you receive an email, text, or call from someone unknown about receiving or sending money for inheritance, charities, or anything similar, do not respond or share your personal information.

Commercial Analysis Checking

Account number	1084	Beginning balance	\$41,049.39
Enclosures	1	Total additions	(1) 51,770.43
Low balance	\$41,035.32	Total subtractions	(1) 14.07
Average balance	\$49,671.70	Ending balance	\$92,805.75

CREDITS

Number	Date	Transaction Description	Additions
	09-26	Wire Trans-IN df6393b8-451a-4fd8-a96d-a63a65788100 COMMONWEALTH LAND USBKUS44IMT FN 972500141 CASE 24-10494-1161-1167	51,770.43

CHECKS

Number	Date	Amount	Number	Date	Amount
20024	09-18	14.07			

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	41,049.39	09-18	41,035.32	09-26	92,805.75

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



A Financial Services Company

PO Box 3938, Ontario, CA 91761

HOME TAX SERVICE OF AMERICA
LEFEVER MATTSON PROPERTY
THE BROADWAY OFFICE
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

Statement Ending 09/30/2025

HOME TAX SERVICE OF AMERICA

Page 1 of 2

Account Number: [REDACTED] 1404

Managing Your Accounts



Phone Number 888.222.5432



Website cbbank.com



Email customersupport@cbbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
SPECIALTY BANKING A/A BUSINESS	[REDACTED] 1404	\$785.07

SPECIALTY BANKING A/A BUSINESS - [REDACTED] 1404

Account Summary

Date	Description	Amount
08/30/2025	Beginning Balance	\$1,660.07
	0 Credit(s) This Period	\$0.00
	1 Debit(s) This Period	\$875.00
09/30/2025	Ending Balance	\$785.07

Checks Cleared

Check Nbr	Date	Amount
2748	09/15/2025	\$875.00

* Indicates skipped check number

1 item(s) totaling \$875.00

Daily Balances

Date	Amount
09/15/2025	\$785.07

Member FDIC