UNITED STATES BANKRUPTCY COURT
Northern DISTRICT OF California

In Re. Red Oak Tree, LP §
§
§
Debtor(s) §

Case No. 24-10520

Lead Case No. 24-10545

☒ Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 09/30/2025

Petition Date: 09/12/2024

Months Pending: 13

Industry Classification: 5 3 1 3

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 Benvenutti Kim LLP
101 Montgomery Street, Suite 1950
San Francisco, CA 94104
Address

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

Debtor's Name Red Oak Tree, LP Case No. 24-10520

Part 1: Cash Receipts and Disbursements		Current Month	Cumulative
a.	Cash balance beginning of month	$1,189,788	
b.	Total receipts (net of transfers between accounts)	$1,572,030	$2,626,843
c.	Total disbursements (net of transfers between accounts)	$38,526	$522,058
d.	Cash balance end of month (a+b-c)	$2,723,292	
e.	Disbursements made by third party for the benefit of the estate	$1,242,695	$1,735,808
f.	Total disbursements for quarterly fee calculation (c+e)	$1,281,221	$2,257,866

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)		Current Month
a.	Accounts receivable (total net of allowance)	$0
b.	Accounts receivable over 90 days outstanding (net of allowance)	$0
c.	Inventory (Book ◉ Market ◯ Other ◯ (attach explanation))	$0
d	Total current assets	$2,956,767
e.	Total assets	$2,937,910
f.	Postpetition payables (excluding taxes)	$23,135
g.	Postpetition payables past due (excluding taxes)	$3,343
h.	Postpetition taxes payable	$62,510
i.	Postpetition taxes past due	$62,510
j.	Total postpetition debt (f+h)	$85,645
k.	Prepetition secured debt	$0
l.	Prepetition priority debt	$0
m.	Prepetition unsecured debt	$97,200
n.	Total liabilities (debt) (j+k+l+m)	$182,845
o.	Ending equity/net worth (e-n)	$2,755,065

Part 3: Assets Sold or Transferred		Current Month	Cumulative
a.	Total cash sales price for assets sold/transferred outside the ordinary course of business	$2,780,000	$3,805,000
b.	Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	$1,242,695	$1,736,090
c.	Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	$1,537,305	$2,068,910

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)	$308,033	
b.	Cost of goods sold (inclusive of depreciation, if applicable)	$0	
c.	Gross profit (a-b)	$308,033	
d.	Selling expenses	$0	
e.	General and administrative expenses	$137,686	
f.	Other expenses	$0	
g.	Depreciation and/or amortization (not included in 4b)	$0	
h.	Interest	$8,141	
i.	Taxes (local, state, and federal)	$71,863	
j.	Reorganization items	$55,748	
k.	Profit (loss)	$34,594	$95,591

Part 5: Professional Fees and Expenses

				Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
a.	Debtor's professional fees & expenses (bankruptcy) *Aggregate Total*						
	Itemized Breakdown by Firm						
		Firm Name	Role				
	i	0					
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
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	xcii						
	xciii						
	xciv						
	xcv						
	xcvi						
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	xcviii						
	xcix						
	c						
	ci						

				Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
b.	Debtor's professional fees & expenses (nonbankruptcy) *Aggregate Total*						
	Itemized Breakdown by Firm						
		Firm Name	Role				
	i						
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
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	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. 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

Bradley D. Sharp
Printed Name of Responsible Party

Chief Restructuring Officer
Title

10/24/2025
Date

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Bankruptcy51to100

NonBankruptcy1to50

NonBankruptcy51to100

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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.

Red Oak Tree, LP
24-10520
Statement of Cash Receipts and Disbursements
9/30/2025

	Current Month	Accumulated Total
Receipts		
Operating		
Rental Income	$ 32,235	$ 493,064
Other Operating Cash Receipts	-	15,609
Total Operating Receipts	$ 32,235	$ 508,673
Non-Operating		
Other Non-Operating Cash Receipts	$ 2,490	$ 49,261
Intercompany Transfers	-	0
Adjustments to Intercompany Balances	-	-
DIP Funding	-	-
Asset Sales	1,537,305	2,068,910
Escrowed Proceeds (Socotra)	-	-
Total Non-Operating Receipts	$ 1,539,795	$ 2,118,170
Total Receipts	**$ 1,572,030**	**$ 2,626,843**
Disbursements		
Operating		
Payroll & Payroll Taxes	$ 1,684	$ 19,686
Insurance	5,831	64,436
Utilities	3,552	56,925
Repairs & Maintenance	12,183	227,867
Admin Expense	168	18,210
Professional Fees	-	3,395
Other Operating Disbursements	7,500	13,200
Management Fees	2,054	24,964
Taxes (sales, property, other)	-	-
Total Operating Disbursements	$ 32,972	$ 428,684
Non-Operating		
Debt Service	$ 5,554	$ 91,191
Other Non-Operating Disbursements	-	-
Restructuring Fees	-	1,900
Owner Distributions	-	-
Intercompany Transfers	-	283
Transfers to Non-Debtors	-	-
Adjustments to Intercompany Balances	-	-
Capital Expenditures	-	-
Total Non-Operating Disbursements	$ 5,554	$ 93,374
Total Disbursements	**$ 38,526**	**$ 522,058**
Net Cash Receipts and Disbursements	**$ 1,533,504**	**$ 2,104,785**
Total Disbursements less Intercompany Disbursements	**$ 38,526**	**$ 521,776**

Red Oak Tree, LP
24-10520
Balance Sheet
9/30/2025

		Current Month
Assets		
Current Assets		
Cash & Equivalents	$	2,723,292
Accounts Receivable		-
Notes Receivable		-
Intercompany Receivables		233,475
Intercompany Receivables - US Trustee Fees		-
Other Receivables		-
Total Current Assets	$	2,956,767
Fixed Assets		
FF&E	$	-
Capital Assets		-
Accumulated Depreciation		-
Total Fixed Assets	$	-
Other Assets	$	(18,857)
Other Assets (To Be Reconciled)		-
Total Other Assets	$	(18,857)
Total Assets	**$**	**2,937,910**
Liabilities		
Current Liabilities		
Current Liabilities	$	-
Security Deposits		342
Other Payables		-
Intercompany Liabilities - LM		-
Intercompany Liabilities - Other		-
Intercompany Liabilities - US Trustee Fees		-
Other Liabilities		22,461
Other Liabilities (To Be Reconciled)		-
Total Current Liabilities	$	22,804
Long-Term Liabilities		
Deferred Gain (Loss)	$	826,340
Notes Payable		(1,181)
Notes Payable - LM		8,000
Total Long-Term Liabilities	$	833,159
Total Liabilities	$	855,963
Equity		
Capital	$	145,252
Retained Earnings		(240,352)
YTD Net Income		2,177,046
Total Equity	$	2,081,946
Total Liabilities and Equity	**$**	**2,937,910**

Red Oak Tree, LP
24-10520
Statement of Operations
9/30/2025

	Current Month	Accumulated Total
Income		
Revenue		
Rental Income	$ 18,019	$ 483,131
Garage Income	-	-
Other Revenue		
Other Income	2,890	166,878
Gain/(Loss) on Sale of Assets	287,124	287,124
Total Revenue	**$ 308,033**	**$ 937,133**
Expense		
Operating Expense		
Admin Expense	$ 3,977	$ 53,473
Bank Fees	308	343
Commissions	-	-
Garage Expense	-	-
Insurance	5,548	66,834
Landscaping	-	-
Licenses & Fees	-	4,950
Marketing	137	4,031
Payroll	1,684	19,686
Professional Fees	110,401	149,796
Property Expense	-	-
Rent Expense	-	3,525
Repairs & Maintenance	12,183	223,778
Utilities	3,448	52,545
Other Operating Expense	-	5,038
Total Operating Expense	**$ 137,686**	**$ 583,999**
Non-Operating Expense		
Restructuring Fees	$ 55,748	$ 80,523
Interest Expense	8,141	83,064
Tax	71,863	93,957
Total Non-Operating Expense	**$ 135,752**	**$ 257,543**
Total Expense	**$ 273,439**	**$ 841,542**
Net Income	**$ 34,594**	**$ 95,591**

Red Oak Tree, LP
24-10520
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	A & G Cleaning	225	-	-	-	225
	Bradford Pest Control	180	-	-	-	180
	Charles Lomeli-TTCCC	-	-	-	62,510	62,510
	Chase	-	1,997	-	-	1,997
	Complete Plumbing Services	10,950	-	-	-	10,950
	Fairfield Municipal Utilities	2,625	-	-	2,644	5,269
	Lopez Landscaping	459	-	-	-	459
	Pacific Gas & Electric	19	244	-	(379)	(116)
	PJ's Junk Removal	2,750	-	-	-	2,750
	Zillow, Inc	-	-	-	55	55
	LeFever Mattson Property Management	-	-	-	1,024	1,024
Post-Petition Total		**17,208**	**2,241**	**-**	**65,854**	**85,303**
Pre-Petition	Complete Plumbing Services	-	-	-	325	325
	Fairfield Municipal Utilities	-	-	-	1,800	1,800
	Lopez Landscaping	-	-	-	474	474
	Pacific Gas & Electric	276	-	-	206	483
	Pamela C. Jackson, Inc.	-	-	-	745	745
	Parish Termite & Pest Management, Inc.	-	-	-	112	112
	Pinewood Village Condominiums	-	-	-	5,760	5,760
	PJ's Junk Removal	-	-	-	150	150
	RentGrow, Inc	-	-	-	11	11
	YES Energy Management	-	-	-	80	80
	Zillow, Inc	-	-	-	354	354
	LeFever Mattson Property Management	-	-	-	55,108	55,108
	Tenant Move Out Refund	-	-	-	686	686
	Thompson	-	-	-	651	651
Pre-Petition Total		**276**	**-**	**-**	**66,462**	**66,738**
Grand Total		**17,484**	**2,241**	**-**	**132,316**	**152,041**

Red Oak Tree, LP
24-10520
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
Fairfield Red Oak Tree-Citizns	-	-	-	-	-	250	250
East West Red Oak Tree LP	599,942	-	(3,108)	-	-	-	596,833
East West Red Oak Tree LP - MM	2,126,209	-	-	-	-	-	2,126,209
Grand Total	**2,726,150**	**-**	**(3,108)**	**-**	**-**	**250**	**2,723,292**

Red Oak Tree, LP
24-10520
Payments on Pre-Petition Debt
9/30/2025

Debtor Name	Date of Disbursement	Date Cleared	Name	Amount
Red Oak Tree, LP	9/10/2025	9/10/2025	Chase	2,286
Red Oak Tree, LP	9/12/2025	9/10/2025	Chase	3,267
Grand Total				**5,554**

Red Oak Tree, LP
24-10520
Schedule of Assets Sold or Transferred
9/30/2025

Property	See Order Approving Asset Sale/Transfer	Sale Price
905 Broadway Street, Fairfield, CA 94533	Docket #2108	$ 930,000
501-523 Carpenter Street, Fairfield, CA 94533-5113	Docket #2106	$ 1,850,000

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 17, 2025
Order Number:	972500091
Escrow Officer:	Kiley Demaree
Buyer:	Investment Property Exchange Services, Inc, as Qualified Intermediary for Angela Vaninetti and Euric Ramirez 5966 Clark Road Dixon, CA 95620
Seller:	Red Oak Tree LP, a California limited partnership 333 South Grand Avenue, Suite 4100 Los Angeles, CA 90071
Property:	905 Broadway Street Fairfield, CA 94533-6156

		Seller Debit	Seller Credit
Total Consideration			
Purchase Price			930,000.00
Prorations / Adjustments			
2025-2026 Taxes 78 days @ 45.459671 per day at $16,592.78 07/01/25-09/17/25		3,545.85	
Rent (s) Monthly 14 days @ 380.6 per day at $11,418.00 09/17/25-10/01/25		5,328.40	
Deposit		8,210.00	
Seller Credit to buyer		15,664.00	
Payoffs			
Payoff First Mortgage to JPMorgan Chase Bank, N.A.		350,148.60	
Principal Balance	340,970.66		
Interest To 09/19/25	1,093.48		
Late Charge	93.96		
Lien Release fee	45.00		
Recording Fee	10.00		
Recording Fee	75.00		
NSF	25.00		
Legal Fees	7,835.50		
Total Payoff	350,148.60		
Title / Settlement Charges			
FTB Processing Fee to Commonwealth Land Title Company		45.00	
Overnight/Messenger Fees to Commonwealth Land Title Company		59.83	
Recording Charges			
Solano County Transfer Tax to Simplifile		1,023.00	
Recording Fee - Release/Reconveyance to Simplifile		243.54	

Seller's Final Settlement Statement

	Seller Debit	Seller Credit
Recording Charges (continued)		
Recording Fee to Simplifile	6.46	
Miscellaneous Charges		
Transaction Fee to FTI Consulting	13,950.00	
DEL Taxes PIN0030282190 to Solano County Treasurer & Tax Collector	21,589.46	
Unsecured 2025 to Solano County Treasurer & Tax Collector	1,296.65	
Unsecured Escape to Solano County Treasurer & Tax Collector	1,780.10	
Commissions		
Listing Agent Commission to Marcus & Millichap	34,287.60	
Subtotals	457,178.49	930,000.00
Balance Due TO Seller	**472,821.51**	
Totals	930,000.00	930,000.00

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

Commonwealth Land Title Company, Settlement Agent

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 18, 2025
Order Number:	972500095
Escrow Officer:	Kiley Demaree
Buyer:	Investment Property Exchange Services, Inc, as Qualified Intermediary for Angela Vaninetti and Euric Ramirez 5966 Clark Road Dixon, CA 95620
Seller:	Red Oak Tree LP, a California limited partnership 333 South Grand Avenue, Suite 4100 Los Angeles, CA 90071
Property:	501-523 Carpenter Street Fairfield, CA 94533-5113

		Seller Debit	Seller Credit
Total Consideration			
Purchase Price			1,850,000.00
Prorations / Adjustments			
2025-2026 EST Tax 79 days @ 81.012986 per day at $29,569.74 07/01/25-09/18/25		6,400.03	
Rent (s) Monthly 13 days @ 768.7 per day at $23,061.00 09/18/25-10/01/25		9,993.10	
Deposit		14,430.00	
Seller Credit to buyer		20,320.00	
Payoffs			
Payoff First Mortgage to JPMorgan Chase Bank, N.A.		598,099.40	
Principal Balance	596,415.97		
Interest To 09/19/25	1,912.68		
Late Charge	164.36		
Legal Fee	6,212.00		
Lien Release fee	45.00		
Recording Fee	10.00		
Recording Fee	75.00		
NSF	25.00		
Suspense Escrow	-6,760.61		
Total Payoff	598,099.40		
Title / Settlement Charges			
FTB Processing Fee to Commonwealth Land Title Company		45.00	
Overnight/Messenger Fees to Commonwealth Land Title Company		79.77	
Recording Charges			
Solano County Transfer Tax to Simplifile		2,035.00	
Recording Fee - Release/Reconveyance to Simplifile		500.00	

Seller's Final Settlement Statement

	Seller Debit	Seller Credit
Recording Charges (continued)		
Miscellaneous Charges		
Transaction Fee to FTI Consulting	27,750.00	
Defaulted Taxes to Solano County Treasurer & Tax Collector	37,251.18	
Commissions		
Listing Agent Commission to Marcus & Millichap	68,613.00	
Subtotals	785,516.48	1,850,000.00
Balance Due TO Seller	**1,064,483.52**	
Totals	1,850,000.00	1,850,000.00

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COMMONWEALTH LAND TITLE COMPANY

Commonwealth Land Title Company, Settlement Agent

EAST WEST BANK Your financial bridge®

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

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

STARTING DATE: September 01, 2025
ENDING DATE: September 30, 2025
Total days in statement period: 30
[redacted]1378
(0)

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.

RED OAK TREE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10520
6359 AUBURN BLVD STE B
CITRUS HEIGHTS CA 95621-5200

Business Money Market

Account number	[redacted]1378	Beginning balance		$587,102.54
Low balance	$587,102.54	Total additions	(2)	1,539,106.00
Average balance	$843,205.21	Total subtractions	(0)	0.00
Interest paid year to date	$14,766.54	Ending balance		$2,126,208.54

CREDITS

Number	Date	Transaction Description		Additions
	09-26	Onln Bkg Trft C	FR ACC 05500021147	1,536,616.00
	09-30	Interest Credit		2,490.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	587,102.54	09-26	2,123,718.54	09-30	2,126,208.54

INTEREST INFORMATION

Annual percentage yield earned	3.65%	Interest-bearing days	30
Average balance for APY	$843,205.21	Interest earned	$2,490.00

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

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EAST WEST BANK Your financial bridge®

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

Direct inquiries to:
888 761-3967

ACCOUNT STATEMENT

STARTING DATE: September 01, 2025
ENDING DATE: September 30, 2025
Total days in statement period: 30
[redacted]1147
(18)

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.

RED OAK TREE, LP
CHAPTER 11 DEBTOR IN POSSESSION
CASE #24-10520
6359 AUBURN BLVD SUITE B
CITRUS HEIGHTS CA 95621-5200

Commercial Analysis Checking

Account number	[redacted]1147	Beginning balance		$602,289.27
Enclosures	18	Total additions	(24)	1,601,490.22
Low balance	$599,941.60	Total subtractions	(22)	1,603,837.89
Average balance	$1,028,290.55	Ending balance		$599,941.60

CREDITS

Number	Date	Transaction Description		Additions
	09-02	Pre-Auth Credit	LEFEVER-EWROTREE Settlement 250902 000024849811690	146.02
	09-02	Pre-Auth Credit	LEFEVER-EWROTREE Settlement 250902 000024869958406	3,278.02
	09-02	Deposit Bridge		373.00
	09-02	Deposit Bridge		3,334.76
	09-03	Pre-Auth Credit	LEFEVER-EWROTREE Settlement 250903 000024888297294	1,572.00
	09-03	Deposit Bridge		1,162.86
	09-03	Deposit Bridge		1,553.00
	09-05	Deposit Bridge		1,385.00
	09-08	Pre-Auth Credit	LEFEVER-EWROTREE Settlement 250908 000024939612878	1,524.06
	09-08	Pre-Auth Credit	LEFEVER-EWROTREE Settlement 250908 000024932344610	1,721.46
	09-08	Pre-Auth Credit	FLEX Rent yardi YA0911514418 750	1,741.02
	09-08	Pre-Auth Credit	FLEX Rent yardi YA7970144056 437	3,013.12
	09-08	Pre-Auth Credit	FLEX Rent yardi YA7270699831 979	3,651.67
	09-08	Deposit Bridge		605.00
	09-09	Deposit Bridge		1,670.00
	09-11	Deposit Bridge		1,081.00
	09-12	Deposit Bridge		1,119.00
	09-15	Deposit Bridge		1,040.00
	09-15	Deposit Bridge		1,628.00
	09-16	Deposit Bridge		782.00
	09-17	Wire Trans-IN	ce05b268-5804-40e8 -889c-e5e0dcd9b495 COMMONWEALTH LAND USBKUS44IMT FN 972500091 SELLE R PROCEEDS 905 BRO	472,821.51

Number	Date	Transaction Description		Additions
	09-18	Wire Trans-IN	e1e33cc5-019f-40b9 -b789-67bfcb6dbb8d COMMONWEALTH LAND USBKUS44IMT FN 972500095 CASE 24-10520 501-523CA	687.68
	09-18	Wire Trans-IN	414656e5-934d-4cd7 -bd9d-058830c3554d COMMONWEALTH LAND USBKUS44IMT FN 972500095 CASE 24-10520 501-523CA	1,063,795.84
	09-26	Deposit Bridge		31,804.20

CHECKS

Number	Date	Amount	Number	Date	Amount
30145	09-04	2,054.30	30159 *	09-15	27.50
30146	09-04	1,684.32	30160	09-15	276.72
30147	09-16	2,021.18	30161	09-25	919.00
30148	09-16	20.72	30162	09-26	88.00
30150 *	09-22	531.23	30163	09-19	137.00
30152 *	09-18	242.37	30164	09-25	385.00
30153	09-22	1,664.98	30167 *	09-26	7,500.00
30154	09-22	1,185.00	30169 *	09-26	30.86
30155	09-18	4,275.00	* Skip in check sequence		
30156	09-15	990.00			

DEBITS

Date	Transaction Description		Subtractions
09-10	Preauth Debit	JPMORGAN CHASE LOAN DRAFT 250910 772528428	2,020.17
09-10	Preauth Debit	JPMORGAN CHASE LOAN DRAFT 250910 772528378	3,533.63
09-17	Preauth Debit	G.L. ANDERSON IN J2648 OOFF TRN*1*CZ10000J55J5 C\RMR*IK*G.L. ANDERSON INSURANCE\	37,634.91
09-26	Onln Bkg Trfn D	TO ACC 05500021378	1,536,616.00

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	602,289.27	09-09	625,281.64	09-17	1,057,228.32
09-02	609,421.07	09-10	619,727.84	09-18	2,117,194.47
09-03	613,708.93	09-11	620,808.84	09-19	2,117,057.47
09-04	609,970.31	09-12	621,927.84	09-22	2,113,676.26
09-05	611,355.31	09-15	623,301.62	09-25	2,112,372.26
09-08	623,611.64	09-16	622,041.72	09-26	599,941.60

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