

Richard L. Wynne (Bar No. 120349)
 richard.wynne@hoganlovells.com
 Erin N. Brady (Bar No. 215038)
 erin.brady@hoganlovells.com
 Edward J. McNeilly (Bar No. 314588)
 edward.mcneilly@hoganlovells.com
 HOGAN LOVELLS US LLP
 1999 Avenue of the Stars, Suite 1400
 Los Angeles, California 90067
 Telephone: (310) 785-4600
 Facsimile: (310) 785-4601

*Attorneys for Debtor and Debtor in
 Possession KS Mattson Partners, LP*

**UNITED STATES BANKRUPTCY COURT
 NORTHERN DISTRICT OF CALIFORNIA
 SANTA ROSA DIVISION**

In re:
 LEFEVER MATTSON, a California
 corporation, *et al.*,¹
 Debtors.

Lead Case No. 24-10545 (CN)
 (Jointly Administered)
 Chapter 11

**MONTHLY FEE STATEMENTS FOR
 STAPLETON GROUP, A PART OF JS
 HELD (JUNE 9, 2025, THROUGH AND
 INCLUDING OCTOBER 31, 2025)**

In re:
 KS MATTSON PARTNERS, LP,
 Debtor.

¹ The last four digits of LeFever Mattson's tax identification number are 7537. The last four digits of the tax identification number for KS Mattson Partners, LP ("KSMP") are 5060. KSMP's address for service is c/o Stapleton Group, 514 Via de la Valle, Solana Beach, CA 92075. The address for service on LeFever Mattson and all other Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 95621. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://veritaglobal.net/LM>.



1 **TO THE NOTICED PARTIES IDENTIFIED IN THE STAPLETON RETENTION**
2 **ORDER:**

3 **NOTICE IS HEREBY GIVEN** that, pursuant to the *Order Authorizing the Retention and*
4 *Employment of Stapleton Group, A Part of J.S. Held LLC as Operations and Asset Manager,*
5 *Effective as of The Relief Date* [Dkt. No. 2086] (the “Stapleton Retention Order”) entered by the
6 Court on August 22, 2025, Stapleton Group, a part of J.S. Held (“Stapleton”), hereby submits its
7 monthly fee statements for Operations and Asset Manager and other additional support services for
8 the period of June 9, 2025, through and including October 31, 2025 (the “Stapleton Fee
9 Statements”). The Stapleton Fee Statements are attached hereto as **Exhibits 1-5**.

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12 Dated: December 19, 2025

13
14 **HOGAN LOVELLS US LLP**

15
16 /s/ Richard L. Wynne
Richard L. Wynne

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18 *Attorneys for the Debtors and Debtor in*
19 *Possession*
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Exhibit 1
(June 9, 2025, through June 30, 2025)

Stapleton Group, a part of J.S. Held

December 18, 2025

KS Mattson Partners LP
514 Via de la Valle
Suite 210
Solana Beach, CA 92075

RE: June 2025 Monthly Invoice

Enclosed please find the June 9, 2025 through June 30, 2025, Stapleton Group. ("Stapleton") billing. Included for your review is the following information presented in Exhibit A:

- A. Time Description Detail; pages 1 - 17
- B. Summary of Fees by Professional; page 17
- C. Summary of Compensation by Category; page 17
- D. Summary of Expenses; page 17

The total amount of hours incurred during the period total 402.40, representing fees in the amount of \$185,686.00. Stapleton has also incurred expenses in the amount of \$11,014.95. Stapleton reviewed its fees and expenses with Responsible Individual, Robbin Itkin. As such, Stapleton wrote off fees in the amount of \$495 and all meals in the amount of \$628.63. Further, and at Ms. Itkin's direction, Stapleton professionals partially or completely no charged meeting time throughout the month.

Asset & Operations Manager:

Stapleton was appointed to serve as the Debtor's Operations and Asset Manager effective as of the relief date of June 9, 2025.

Stapleton has invoiced monthly based on hourly rates multiplied by hours incurred. Stapleton's blended hourly rate for the period was \$461.45. The hourly rates by professional are consistent with those set forth in Stapleton's employment application.

Stapleton respectfully requests the fees in the net amount of \$185,686 and expenses in the amount of \$11,014.95 for a total of \$196,700.95 to be paid.

Should you have questions please contact me at (213) 404-0113.

Sincerely,



Mike Bergthold, Senior Managing Director

EXHIBIT A

Time Description Detail

Summary of Fees by Professional and Category, and Expenses



Stapleton Group
 514 Via De La Valle
 Ste 210
 Solana Beach, CA 92075
 213-235-0600
 www.stapletoninc.com

June 30, 2025

Robbin Itkin - Mattson

Invoice Number: 9081
 Invoice Period: 06-01-2025 - 06-30-2025

Time Details

Date	Timekeeper	Activity	Hours	Amount
<u>Accounting, Budget, and Reporting</u>				
06-10-2025	YL	Accounting, Budget, and Reporting MS Teams meeting w/ AK and CN re: new bank account, set up in Yardi. Update project assignment sheet.	0.60	237.00
06-10-2025	AK	Accounting, Budget, and Reporting T/C w/ YL and CN re: setting up Yardi for accounting needs.	0.50	247.50
06-10-2025	AK	Accounting, Budget, and Reporting Work on balance sheet, real estate schedule and budget.	1.80	891.00
06-11-2025	YL	Accounting, Budget, and Reporting Confer w/ AK re: bank contact info.	0.20	79.00
06-15-2025	MB	Accounting, Budget, and Reporting Review 13-week cash flow and emails w/ AK re: same.	1.70	1,011.50
06-17-2025	AK	Accounting, Budget, and Reporting Provide note sale memo and updates to budget.	1.00	495.00
06-18-2025	MB	Accounting, Budget, and Reporting Emails w/ counsel and DK re: property questions. Review affidavit. Emails w/ counsel re: cash collateral.	0.80	476.00
06-18-2025	MB	Accounting, Budget, and Reporting Cash collateral conversation w/ counsel and SG team. T/C w/ counsel re: termination/migration matters.	1.50	892.50
06-18-2025	YL	Accounting, Budget, and Reporting MS Teams meeting w/ R. Itkin and K. Dulle at First Bank re: various accounts balance, change of signors, removal of positive pay and blocking auto drafts. Various T/Cs w/ L. Brown re: new account with new signers. Confer w/ DK and MB re: CNB and First Bank items. Review various emails from L. Brown and R. Itkin.	1.50	592.50
06-18-2025	AK	Accounting, Budget, and Reporting T/C w/ Hogan re: cash collateral.	1.00	495.00

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Date	Timekeeper	Activity	Hours	Amount
<u>Accounting, Budget, and Reporting</u>				
06-18-2025	AK	Accounting, Budget, and Reporting Review invoices to determine expenses/liabilities by property. Discussions w/ team re: updating matrix. Review rental payments to identify by property.	2.50	1,237.50
06-18-2025	AK	Accounting, Budget, and Reporting Review proof of interest entity ownership. Circulate update.	0.40	198.00
06-19-2025	AK	Accounting, Budget, and Reporting Updates to budget.	0.80	396.00
06-19-2025	AK	Accounting, Budget, and Reporting Work to track rents and expenses to properties, by lender, etc.	1.50	742.50
06-19-2025	AK	Accounting, Budget, and Reporting Prep for (.5) and attend call w/ Hogan re: budget (.8).	1.30	643.50
06-19-2025	MB	Accounting, Budget, and Reporting T/C and emails w/ AK re: budget (.3). Emails w/ onsite team re: new information re: insurance and utilities (.2). Emails w/ counsel and SG team re: banking, utility shut offs, and creditor matrix revisions (.2).	0.70	416.50
06-19-2025	MB	Accounting, Budget, and Reporting T/C w/ counsel re: cash flow forecast.	0.90	535.50
06-19-2025	YL	Accounting, Budget, and Reporting Review various emails from counsel, MB, DK and L. Brown. Confer w/ AK re: transition, First Bank and bank account restriction.	0.30	118.50
06-20-2025	AK	Accounting, Budget, and Reporting Work to trace rents to lenders. Update budget for security and work to ID required debt service.	2.00	990.00
06-23-2025	AK	Accounting, Budget, and Reporting Work on updating budget and circulate same for review.	1.00	495.00
06-24-2025	AK	Accounting, Budget, and Reporting Review and comment on property sheet and 13wk.	1.50	742.50
06-24-2025	AK	Accounting, Budget, and Reporting Work on lender list and collateral account lists.	1.00	495.00
06-24-2025	YL	Accounting, Budget, and Reporting Confer w/ MB and AK re: additional new accounts at CNB. MS Teams meeting w/ AK and BH re: various account names. Confer w/ L. Brown re: bank account name.	0.60	237.00
06-25-2025	YL	Accounting, Budget, and Reporting Review lenders and entity list and confer w/ AK re: additional new accounts (.2). Provide list to L. Brown and confer w/ R. Itkin re: lender name (.3).	0.50	197.50
06-25-2025	DM	Accounting, Budget, and Reporting Update project management spreadsheet with added utility payments, confirmed rents, and tenant document progress. Reconcile notes and F/U w/ team re: action items.	2.90	1,145.50
			28.50	14,007.50

Thank you for trusting Stapleton Group, we appreciate your business. Page 2 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>Asset Analysis and Recovery</u>				
06-12-2025	CG	Asset Analysis and Recovery T/C w/ title re: reports (.6). Review schedule of same and file all reports (1.7).	2.30	1,138.50
06-13-2025	DK	Asset Analysis and Recovery Coordinate analysis and T/C re: same. Confer w/ MB re: requirements for appointment.	4.20	2,499.00
06-13-2025	CG	Asset Analysis and Recovery Review title reports, abstract and update schedule w/ details from same (1.1). Research ownership, taxes, liens and property details, etc. for properties with no title reports and add to schedule (2.1). Updates to files (.7). T/C w/ AK to review same and next steps (.3). Confer w/ team re: results (.4).	4.60	2,277.00
06-16-2025	CG	Asset Analysis and Recovery Review various exchanges re: status and updates (.4). Draft TIC list and confer w/ team re: same (1.1). Various exchanges re: property list (.3). Review mail items and file same for review (.2).	1.90	940.50
06-17-2025	CG	Asset Analysis and Recovery Confer w/ DK re: updates to commission and property schedules. Process same and provide to DK prior to prep call. Prep call w/ team to review property schedule and notes re: same. Update schedule to reflect comments and additional info and provide to team.	3.10	1,534.50
06-17-2025	CG	Asset Analysis and Recovery T/C w/ team, R. Itkins and Hogan Attys to review property schedules, takeover, liens, etc. Confer w/ JP re: deeds for Ocean property. Research same and provide. Confer w/ Atty. McNeily re: 131 Wykoff Dr. Research same and provide findings re: ownership. F/U's re: same.	2.90	1,435.50
06-20-2025	CG	Asset Analysis and Recovery Review correspondence (.1). T/C w/ CS re: recap of week and review of tasks (.3). Confer w/ MB re: players list for Fennemore (.1).	0.50	247.50
06-22-2025	CG	Asset Analysis and Recovery Review lien holders re: creditor matrix and update to exclude original lien holders. Abstract chain of title for Auburn and Natoma properties. Research and review various deeds. F/U w/ title re: same.	3.20	1,584.00
06-22-2025	CG	Asset Analysis and Recovery Review tax returns, files and schedules to compile entity and additional properties list. Research same and outline current and past ownership, agent of service, etc. Draft detail of same to team and provide along w/ updated schedules.	2.80	1,386.00
06-23-2025	CG	Asset Analysis and Recovery Review additional title documents for Natoma and Auburn property (.3). Update schedules and provide same to team (.3). Confer w/ title re: request of additional reports (.1).	0.70	346.50
06-24-2025	DM	Asset Analysis and Recovery Review county tax records, track balances across portfolio.	1.60	632.00
06-24-2025	CG	Asset Analysis and Recovery Begin to compile Master file. Review budget, cash flow, previous schedules and notes to extract details (.8). Updates to details property list and liens schedules (1.0). Add entity searches and chain downs to Master file (.4).	2.20	1,089.00
06-24-2025	CG	Asset Analysis and Recovery Build out rent roll and tenant list for Master file. Compile expenses schedule based on received mail. Break out by property, services and vendor.	4.80	2,376.00

Thank you for trusting Stapleton Group, we appreciate your business. Page 3 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>Asset Analysis and Recovery</u>				
06-24-2025	CG	Asset Analysis and Recovery Build out summary and prepare pending items and question. Provide Master file to team for review. Confer w/ Atty. McNeilly re: creditor.	1.30	643.50
06-25-2025	CG	Asset Analysis and Recovery Review correspondence re: updates and tasks. T/Cs w/ AK, w/ MB and w/ DM re: same. F/U w/ BH re: utilities schedule. Provide draft listing agreements to team.	1.40	693.00
06-25-2025	CG	Asset Analysis and Recovery Update Master file w/ comments from team updates (1.6). Draft detailed email to all w/ same (.4). F/U T/C w/ DK re: same (.2).	2.20	1,089.00
06-29-2025	CG	Asset Analysis and Recovery Review various updates, schedules and correspondence. Update Master file.	3.70	1,831.50
06-30-2025	CG	Asset Analysis and Recovery Final updates to schedules (.9). Confer w/ DM re: same (.2).	1.10	544.50
06-30-2025	DM	Asset Analysis and Recovery Confer w/ HD on creditor matrix. Confer w/ CG re: liens and lenders. Analysis of loan balances, lenders and TICs.	1.20	474.00
			45.70	22,761.50
<u>BK Reporting</u>				
06-09-2025	HD	BK Reporting Review correspondence w/ counsel (.2). Attend call with same (.6).	0.80	436.00
06-09-2025	HD	BK Reporting Work on Form 204 and secured creditor list. Forward same to counsel.	2.90	1,580.50
06-09-2025	HD	BK Reporting Work on populating BK Schedules.	0.70	381.50
06-10-2025	CG	BK Reporting Confer w/ MB re: BK prep items. Prepare and review reports and provide same to MB for review (.5). Confer w/ MB re: edits to reports. Process same and provide finalized reports to MB along w/ statement (.6). Confer w/ DK and T/C w/ DK and AK re: schedules (.4).	1.50	742.50
06-11-2025	CG	BK Reporting All hands call re: engagement. Call w/ AK re: schedules. Scrub property list and update liens, loan balances, type, etc.	3.90	1,930.50
06-12-2025	HD	BK Reporting Work on CRO strawman to provide to counsel.	0.50	272.50
06-12-2025	CG	BK Reporting Updates to property schedule (.6). Confer w/ AK re: same. Confer w/ DK re: property schedule (.3). All hands call (.5).	1.40	693.00
06-12-2025	AK	BK Reporting Work on RE and BK schedules.	1.50	742.50
06-13-2025	AK	BK Reporting	2.50	1,237.50
Thank you for trusting Stapleton Group, we appreciate your business.			Page 4	of 17

Date	Timekeeper	Activity	Hours	Amount
<u>BK Reporting</u>				
		Work on RE and BK schedules.		
06-13-2025	AK	BK Reporting Clean up BK schedules and forward same to Hogan.	0.80	396.00
06-13-2025	MB	BK Reporting Emails w/ counsel and independent Manager re: insurance and BK schedules. T/C w/ R. Itkin and Fennemore re: outstanding information needed.	0.70	416.50
06-13-2025	MB	BK Reporting T/Cs (1.0) and emails w/ SG team re: planning for BK filings (.1).	1.10	654.50
06-13-2025	HD	BK Reporting Reconcile revised property schedule to balance sheet.	1.70	926.50
06-13-2025	HD	BK Reporting Review schedules sent to counsel (.5). Participate in internal call (.4).	0.90	490.50
06-13-2025	HD	BK Reporting Continue preparation of BK Schedules.	2.20	1,199.00
06-13-2025	CG	BK Reporting Call w/ SG team re: tasks and next steps. Debrief w/ AK.	0.80	396.00
06-14-2025	CG	BK Reporting All hands call re: Monday filings and upcoming deadlines (.8). Review files provided by Hogan (.7). Updates to various schedules (1.1). Review various correspondence (.5).	3.10	1,534.50
06-15-2025	AK	BK Reporting Attention to RE schedules, BK schedules and BK budget.	1.50	742.50
06-15-2025	MB	BK Reporting Emails w/ counsel and SG team re: schedule filing and logistics for onsite 6/16/25. Review revised schedules and information from AK, CG, and H. Davidson. Emails w/ counsel re: same.	0.60	357.00
06-16-2025	MB	BK Reporting Emails w/ SG team and counsel re: schedule preparation.	1.00	595.00
06-16-2025	MB	BK Reporting Emails w/ counsel, HD, CG, DK, and AK re: revised BK schedules and related supporting documents. Emails and T/C w/ counsel and DK re: transition and retention agreement.	0.70	416.50
06-16-2025	MB	BK Reporting Emails and T/C w/ counsel, R. Itkin, HD, and DK (.4) re: final changes to schedules for filing 6/16/25 (.2).	0.60	357.00
06-16-2025	HD	BK Reporting Review correspondence from counsel. Work on creditor schedules 206 D and 206E/F. Work on and submit revised Top 30 creditor list.	2.20	1,199.00
06-16-2025	HD	BK Reporting Prepare Creditor Matrix initial draft and forward same to counsel.	3.40	1,853.00

Thank you for trusting Stapleton Group, we appreciate your business. Page 5 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>BK Reporting</u>				
06-16-2025	HD	BK Reporting Work on Creditor Matrix revisions and forward same to counsel.	3.30	1,798.50
06-16-2025	HD	BK Reporting Continue working with counsel re: updating and revising Creditor Matrix.	1.30	708.50
06-16-2025	HD	BK Reporting Reformat Creditor Matrix in alphabetical order and process requested changes.	1.60	872.00
06-17-2025	HD	BK Reporting Review counsel's adjustments to Creditor Matrix and circulate.	0.40	218.00
06-17-2025	HD	BK Reporting Work on Forms 206 E/F Parts 1 and 2 to match current Top 30 List.	1.80	981.00
06-18-2025	MB	BK Reporting Emails w/ counsel re: property and banking information for statement and schedules support. T/C w/ DK re: property inspection. T/Cs w/ SG re: property inspections. Emails w/ counsel re: properties to exclude, and re: substitution of counsel.	1.00	595.00
06-18-2025	CG	BK Reporting Confer w/ team re: BK docs. F/U and confer w/ DB re: same and provide details of case. Confer w/ D. Ullo re: property taxes. T/C w/ DK, CS and DM re: takeover. Confer w/ HD re: creditors matrix. Confer w/ team re: Spanish speaking tenants. Confer w/ R. Itkins re: Hometax property list.	1.20	594.00
06-18-2025	HD	BK Reporting Review Declaration re: extension of time to file SOFA's (.3). Review tenant list (.3) and provided inputs (.2). Attend call with counsel (.5). Debrief w/ team (.2). Review filed Creditor Matrix (.3).	1.80	981.00
06-19-2025	HD	BK Reporting Confer w/ DM re: insurance policies (.2) and review file for same (.3). Work on KSMP invoice analysis (.3) and review same (.3).	1.10	599.50
06-19-2025	HD	BK Reporting Attend call w/ counsel and team.	0.90	490.50
06-19-2025	CG	BK Reporting Prep call w/ MB and AK re: budget (.3). Attend budget call (.6). Debrief w/ AK. Confer w/ D. Ullo re: utility payments and f/u w/ AK re: urgent payments list (.4). Review various exchanges re: updates and items to address (.2).	1.50	742.50
06-19-2025	CG	BK Reporting Begin to compile list of lien holders and addresses for same.	2.40	1,188.00
06-19-2025	CG	BK Reporting PM - Continue to compile list of lien holders and addresses for same. Provide same to team. F/U correspondence re: same.	4.80	2,376.00
06-20-2025	HD	BK Reporting Review lender/lien holder report and flag those not in creditor matrix.	2.10	1,144.50
06-20-2025	HD	BK Reporting Draft lender/lien holder list to incorporate into Creditor Matrix.	1.50	817.50

Thank you for trusting Stapleton Group, we appreciate your business. Page 6 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>BK Reporting</u>				
06-23-2025	HD	BK Reporting Work on updating creditor matrix and counsel's follow-ups to same.	2.50	1,362.50
06-24-2025	HD	BK Reporting Review filed creditor matrix provided by counsel. F/U w/ counsel re: input on items in creditor matrix. Review list of lenders, lienholders and potential creditors with no addresses.	1.70	926.50
06-24-2025	HD	BK Reporting Produce revised creditor matrix based on document filed by counsel.	1.90	1,035.50
06-25-2025	MB	BK Reporting T/C w/ counsel re: termination (.3). T/C w/ KSMP counsel re: takeover matters (.2). Emails w/ counsel re: status of schedules and property reporting (.2).	0.70	416.50
06-25-2025	HD	BK Reporting Review counsel's comments and redline of creditor matrix. Updates to creditor matrix, carried out QC and circulate in .txt form.	0.80	436.00
06-26-2025	CG	BK Reporting Updates w/ DM and BH. Confer w/ HD re: schedules.	0.40	198.00
06-26-2025	HD	BK Reporting Review and identify additional service providers from Master Property List. Correspond with counsel re: creditor matrix and research required information.	0.70	381.50
06-26-2025	HD	BK Reporting Produce creditor matrix supplement with new creditors from filed version.	1.60	872.00
06-27-2025	HD	BK Reporting Add new creditor and tenant details from Master Property File to updated matrix. Correspond with counsel re: creditor matrix. Cross-reference and update same.	1.40	763.00
06-27-2025	MB	BK Reporting Review SubCon filing. Emails w/ R. Itkin and counsel re: schedules and property takeover matters. T/C w/ counsel re: engagement matters.	0.80	476.00
06-27-2025	MB	BK Reporting Emails w/ K. Mattson's counsel and DM re: property matters and Specialty Classics. Emails w/ counsel re: termination agreement. Action item list discussion w/ DM and DK.	0.60	357.00
06-28-2025	CG	BK Reporting Review LFM BK filings and counsel's requests (.8). Confer w/ MB re: same (.4).	1.20	594.00
06-29-2025	CG	BK Reporting Review and process LFM and associated cases re: MOR's and Fee Apps. Compile schedule of cases and fees.	3.20	1,584.00
06-30-2025	CG	BK Reporting Confer w/ team re: LFM professional fees (.5). Meet w/ DB re: same and review (.4).	0.90	445.50
06-30-2025	MB	BK Reporting Review updated RE master schedule. Emails w/ counsel and JSH team re: same. Review updated RE master schedule. Emails w/ counsel and JSH team re: same.	0.50	297.50

Thank you for trusting Stapleton Group, we appreciate your business. Page 7 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>BK Reporting</u>				
			82.60	43,802.00
<u>Case Administration</u>				
06-09-2025	AK	Case Administration Prep for (.5) and T/C w/ Hogan re: project status (1.0).	1.50	742.50
06-09-2025	MB	Case Administration Emails w/ counsel re: transition to CRO. Emails w/ HD and AK re: statements and schedules for BK filing. Review and revise motion to appoint CRO. Emails w/ conflict team re: updated creditor lists.	1.10	654.50
06-09-2025	MB	Case Administration Review banking activity. Emails w/ counsel re: same. Emails w/ conflict team and insurance broker re: retention and obtaining coverage. T/C w/ counsel re: independent Manager engagement and next steps.	1.40	833.00
06-10-2025	MB	Case Administration Email w/ counsel re: transition matters and T/C and emails w/ lender re: vehicle return. T/C w/ AK re: budget revision. T/C w/ counsel re: fee structure.	0.90	535.50
06-10-2025	MB	Case Administration Confer w/ DK and counsel re: timing and planning. T/C w/ R. Itkin and follow up emails w/ counsel, insurance broker, and SG team re: outstanding tasks.	2.40	1,428.00
06-10-2025	DK	Case Administration Multiple T/Cs and coordinate analysis and agreement requirements. Confer w/ MB re: status.	1.20	714.00
06-11-2025	DK	Case Administration Review and coordinate requirements for appointment and multiple T/Cs re: same.	1.20	714.00
06-12-2025	DK	Case Administration Review and coordinate requirements for appointment and multiple T/Cs re: same.	0.90	535.50
06-12-2025	MB	Case Administration T/C w/ counsel re: prep for BK filing.	0.80	476.00
06-12-2025	AK	Case Administration Initial call w/ R. Itkins.	0.50	247.50
06-13-2025	AK	Case Administration T/C w/ MB. CG and DK re: to do list.	0.30	148.50
06-14-2025	MB	Case Administration Review emails w/ counsel, T/C re: action items and priorities. Planning for onsite 6/16/25.	1.10	654.50
06-14-2025	AK	Case Administration T/C w/ Hogan, MB and DK re: "1st day needs".	1.00	495.00
06-18-2025	DB	Case Administration Download docket, petition for bankruptcy and debtor's motion to designate responsible individual. Send latter to numerous counsel. Download order appointing Itkin on interim basis and forward same to MB and CG.	0.50	197.50
06-18-2025	DS	Case Administration Review next steps and issues w/ DK and MB.	0.40	238.00

Thank you for trusting Stapleton Group, we appreciate your business. Page 8 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>Case Administration</u>				
06-19-2025	MB	Case Administration T/C w/ LFM CRO.	1.10	654.50
06-20-2025	DS	Case Administration Review legal issues and confer w/ team.	0.30	178.50
06-21-2025	MB	Case Administration Emails w/ counsel re: creditor matrix.	0.10	59.50
06-23-2025	MB	Case Administration Emails w/ JSH team re: site visits, budget updates, and creditor matrix.	1.10	654.50
06-23-2025	DS	Case Administration Review issues w/ MB. Updates re: same. Work w/ counsel on issues.	0.40	238.00
06-23-2025	DB	Case Administration Process incoming pleadings. Reorganize pleadings. Process Echo Park Legal engagement letter.	0.70	276.50
06-24-2025	AK	Case Administration Bi-weekly T/C w/ team, /Hogan, SG and R. Itkin.	0.50	247.50
06-24-2025	MB	Case Administration T/C w/ counsel and JSH team re: open items: motions, budget, rent collections, utilities, and other urgent expenses. F/U emails w/ team re: same.	1.20	714.00
06-24-2025	MB	Case Administration T/C w/ AK and CG re: real estate master file updates. T/C w/ DK re: project management. Confer w/ DM re: open items and project management.	0.90	535.50
06-27-2025	MB	Case Administration Bi-weekly update call w/ R. Itkin and counsel.	1.00	595.00
06-28-2025	MB	Case Administration Emails w/ counsel and JSH team re: open tasks and updates (.4). Confer w/ DK re: same (.2).	0.60	357.00
06-28-2025	MB	Case Administration Review DOJ filings.	1.00	595.00
06-30-2025	DB	Case Administration Confer w /CG re: attorney fee schedule (.4). Review court docket re: orders approving same and forward to CG (.4). Process incoming mail (.3).	1.10	434.50
			25.20	14,154.00
<u>Fee/ Employment Applications</u>				
06-09-2025	MB	Fee/ Employment Applications Revise CRO engagement letter (.8), confer w/ counsel re: same (.3).	1.10	654.50
06-09-2025	MB	Fee/ Employment Applications Emails w/ counsel and Manager re: conflict checks and applications for court approval. Emails w/ counsel re: quals document and revised EL.	0.50	297.50

Thank you for trusting Stapleton Group, we appreciate your business. Page 9 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>Fee/ Employment Applications</u>				
06-09-2025	MB	Fee/ Employment Applications Review CRO engagement application and emails w/ counsel re: same. T/C w/ counsel for KSMP and Manager re: CRO application revisions. Emails w/ JSH team re: next steps.	0.80	476.00
06-10-2025	MB	Fee/ Employment Applications Revise CRO application and EL. Provide engagement invoices and statement of account to counsel. Review motion and affidavit and emails w/ counsel re: same.	3.10	1,844.50
06-10-2025	MB	Fee/ Employment Applications Revise CRO application. T/C w/ counsel, DK, and JA re: revised CRO EL.	0.90	535.50
06-11-2025	MB	Fee/ Employment Applications T/C w/ DK and counsel re: EL and related documents. T/C w/ R. Itkin and counsel re: bank activity, cash collateral agreement, and expense planning.	1.10	654.50
06-11-2025	MB	Fee/ Employment Applications T/Cs w/ AK and DK re: preparation for hearing and scope of EL (.2). T/C w/ counsel re: CRO role and UST requested changes (.3).	0.50	297.50
06-11-2025	MB	Fee/ Employment Applications Review then final review of CRO application and related documents.	1.10	654.50
06-13-2025	MB	Fee/ Employment Applications Hearing re: retention and other matters in Oakland.	1.10	654.50
06-14-2025	MB	Fee/ Employment Applications Revise draft FA EL.	1.30	773.50
06-20-2025	MB	Fee/ Employment Applications Multiple emails w/ JSH counsel re: additional conflicts check. Emails w/ KSMP counsel re: same.	0.50	297.50
06-20-2025	MB	Fee/ Employment Applications T/C w/ R. Itkin counsel re: termination and waiver and retention of FA counsel. Emails w/ DS and DK re: same.	0.20	119.00
06-21-2025	MB	Fee/ Employment Applications Emails w/ DK and DS re: FA counsel and termination/waiver agreement. Emails w/ myriad attorneys re: same. Draft termination / waiver agreement.	1.30	773.50
06-22-2025	MB	Fee/ Employment Applications T/C w/ counsel re: termination and waiver.	0.80	476.00
06-23-2025	MB	Fee/ Employment Applications Emails w/ counsel and DS re: termination and waiver.	0.20	119.00
06-25-2025	MB	Fee/ Employment Applications Emails w/ DK and DS re: termination. Review termination letter.	0.40	238.00
			14.90	8,865.50
<u>Operational Management</u>				
06-10-2025	DM	Operational Management T/C w/ DK re: takeover. Travel to properties and inspect condition.	1.30	513.50
			0.70	416.50

Thank you for trusting Stapleton Group, we appreciate your business. Page 10 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>Operational Management</u>				
06-12-2025	MB	Operational Management Emails and T/Cs w/ proposed independent manager and insurance broker re: status of policies (.6). Emails w/ same re: bank account information (.1).		
06-14-2025	MB	Operational Management T/C w/ DM and emails w/ AK and HD re: planning for PO box and other mail / document review.	0.40	238.00
06-16-2025	MB	Operational Management Emails and T/Cs w/ field team re: mail sorting and separation (.9). Emails w/ SG team re: schedule updates (.4).	1.30	773.50
06-16-2025	DM	Operational Management Meet w/ defendant and counsel re: P.O. Box takeover and logistics. Coordinate mail transfer.	2.90	1,145.50
06-16-2025	DM	Operational Management Initial sorting of mail collected from P.O. Box.	2.50	987.50
06-16-2025	DM	Operational Management T/C w/ MB re: takeover status.	0.50	197.50
06-16-2025	DM	Operational Management Sort through mail, input invoice details into Excel tracker and plan next steps.	2.30	908.50
06-17-2025	DM	Operational Management Continue reviewing mail and input details into tracker.	3.70	1,461.50
06-17-2025	DM	Operational Management Meeting w/ team re: Mattson properties, title reports, inspections, and takeover.	1.70	671.50
06-17-2025	DM	Operational Management Coordinate travel between properties (.7), share mapping w/ team (.1).	0.80	316.00
06-17-2025	DM	Operational Management Multiple T/Cs w/ insurance companies re: pending payables and forwarding mail (1.3). Review court documents and property title reports (1.7).	3.00	1,185.00
06-18-2025	DM	Operational Management T/C w/ insurance brokers re: bankruptcy order and pending payables. Forward mailing to office.	0.60	237.00
06-18-2025	DM	Operational Management Reconcile invoices in tracker. T/C w/ team re: urgent payables and properties. Discussion w/ CS re: logistics.	2.40	948.00
06-18-2025	DM	Operational Management Plot properties across county and divide into sections for takeover planning.	1.10	434.50
06-18-2025	CS	Operational Management Organize utility invoices by account and date (1.5).	1.50	592.50
06-23-2025	CG	Operational Management T/C w/ CS re: utilities (.4). Prepare list of properties and confer w/ BH re: prioritizing calls (.5). F/U w/ BH re: same (.1).	1.00	495.00

Thank you for trusting Stapleton Group, we appreciate your business.

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Date	Timekeeper	Activity	Hours	Amount
<u>Operational Management</u>				
06-23-2025	DM	Operational Management Draft takeover letter.	1.20	474.00
06-24-2025	DM	Operational Management Meeting w/ plaintiff attorney re: status, next steps and deliverables. F/U w/ tenants re: lease, rents, and utilities.	1.80	711.00
06-24-2025	DM	Operational Management T/C w/ DK re: project management. Confer w/ MB re: same.	0.60	237.00
06-24-2025	DM	Operational Management Create project management tracker.	1.20	474.00
06-24-2025	CS	Operational Management Update sheet and set up mail forwarding for 3003 Castle (.8). Follow up w/ Fennemore re: PO Box (.1).	0.90	355.50
06-25-2025	CS	Operational Management Emails w/ Fennemore re: PO Box timing (.3). R/T travel to PO Box, collect mail, sort and input to workbook. Provide updated sheet to to DM (4.2).	4.50	1,777.50
06-25-2025	CG	Operational Management Review onsite and in-office status updates (.6). Confer w/ DM, CS and BH re: same (.3). T/Cs w/ DK and AK re: same (.3).	1.20	594.00
06-25-2025	DM	Operational Management Check in w/ CS re: onsite take over and property inspections. Reconcile inspection notes.	1.20	474.00
06-25-2025	DM	Operational Management Contact tenants re: lease and forwarding rents.	0.60	237.00
06-25-2025	DM	Operational Management T/C w/ City of Sonoma re: water services and current charges. Confer w/ BH re: additional utility providers.	1.40	553.00
06-25-2025	DM	Operational Management T/C w/ County of Sonoma tax collector re: balances (.4). Review County records and update tracker (1.2).	1.60	632.00
06-25-2025	DM	Operational Management T/C w/ Triple Crown Insurance re: GL and property insurance estimates (.3). Review current policies (1.0).	1.30	513.50
06-26-2025	DM	Operational Management Confer w/ BH on invoice progress. Assist contacting service providers to track current charges and forwarding invoices to office.	1.60	632.00
06-26-2025	DM	Operational Management F/U w/ tenants on requested documents (.2). Track pending payables (.4), update team (.1). F/U w/ Triple Crown Insurance re: GL and Property insurance estimates (.3). Reconcile invoices and circulate to HD (.3).	1.30	513.50
06-26-2025	DM	Operational Management T/C w/ CS re: onsite inspections (.3). Review photos, coordinate next steps (.8).	1.10	434.50
06-27-2025	DM	Operational Management T/C w/ MB on requested items from plaintiff counsel. F/U w/ defense counsel to coordinate access to vineyards.	0.80	316.00

Thank you for trusting Stapleton Group, we appreciate your business. Page 12 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>Operational Management</u>				
06-27-2025	DM	Operational Management F/U w/ defense counsel re: rent roll, leases, site access, ownership interests, and insurance. Consult w/ criminal atty.	0.70	276.50
06-27-2025	DM	Operational Management Input notes on leases, rents, and utilities. Circulate project status and action items w/ team. Coordinate deliverables. Process rent checks.	2.30	908.50
06-27-2025	DM	Operational Management Analyze parcel maps for multiple properties to confirm ownership interests.	1.20	474.00
06-30-2025	DM	Operational Management Inspect 1834-1836 Ocean Front Del Mar. Conversation w/ tenant and T/C w/ property manager. F/U w/ property manager requesting property operations.	2.40	948.00
06-30-2025	DM	Operational Management T/C w/ PG&E re: transfer of accounts.	0.50	197.50
			57.10	23,254.50
<u>Real Estate</u>				
06-09-2025	DK	Real Estate Review of property requirements and coordinate status of process and requirements for same.	0.70	416.50
06-16-2025	CS	Real Estate Coordinate onsite (.5). Meet w/ K. Mattson and Atty. Franklin to collect mail from PO Box. (1.5). Begin sorting mail (4.5). Travel back to PO BOX to initiate forwarding and continue sorting mail (1.5).	8.00	3,160.00
06-16-2025	DK	Real Estate Review of status and multiple T/Cs re: same. Review and coordinate property information and requirements for same.	1.60	952.00
06-17-2025	DK	Real Estate Review and coordinate analysis. Multiple T/Cs re: status and coordinate same. Review of property and coordinate takeover of same.	1.90	1,130.50
06-17-2025	CS	Real Estate Continue sorting and filing mail. T/C w/ DK, JP, DM and CG re: properties. T/C w/ locksmith re: availability. Update onsite schedule.	10.10	3,989.50
06-17-2025	MB	Real Estate T/C w/ counsel and SG team re: real estate.	1.70	1,011.50
06-17-2025	JP	Real Estate T/C w/ CG, DK and DM to review properties list and title results.	1.30	552.50
06-17-2025	JP	Real Estate Prepare memo on deed issues and promissory notes on 1716 Ocean Front property.	0.70	297.50
06-17-2025	JP	Real Estate Review deed issues and promissory notes on 1716 Ocean Front Property.	0.90	382.50
06-18-2025	CS	Real Estate	3.80	1,501.00

Thank you for trusting Stapleton Group, we appreciate your business.

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Date	Timekeeper	Activity	Hours	Amount
<u>Real Estate</u>				
		Discussion w/ DM and abstract specific invoices from mail (.9). T/Cs w/ team re: property status and proceed w/ site visits (.6). Travel to Sonoma and visit 5 properties (1.7). Confer w/ DM re: same (.2). Update visit notes to files (.4).		
06-18-2025	DK	Real Estate Review and coordinate property analysis and coordinate takeover of same. Coordinate property analysis and ownership status and requirements of same. Confer w/ Independent Director re: status. Multiple T/Cs re: status. Initiate takeover and confer w/ team re: same.	2.90	1,725.50
06-18-2025	DM	Real Estate Initial property takeover. Inspect 5 properties, detail notes and update team.	2.90	1,145.50
06-19-2025	DM	Real Estate Discussions w/ CS (.3), visit properties to change locks (4.1) and coordinate same (.4). Discussions w/ team re: scheduling and utilities (.3).	5.10	2,014.50
06-19-2025	DK	Real Estate Multiple T/Cs re: takeover and coordinate same. Review and coordinate status of property and coordinate analysis for same. Title review and coordinate same.	2.70	1,606.50
06-19-2025	CS	Real Estate Confer w/ DM and begin visiting properties to change locks. Confer w/ team re: scheduling and utilities. Update schedule re: same. Return travel.	10.40	4,108.00
06-20-2025	CS	Real Estate Provide activity summary to internal team. Coordinate additional onsite. T/C w/ PGE re: initiate transfer and email to PGE bankruptcy re: order. T/C and email w/ Valley of the Moon water re: account transfer. T/C w/ CG re: invoices to pay.	2.40	948.00
06-20-2025	DK	Real Estate Review and coordinate property takeover and multiple T/Cs re: same.	1.90	1,130.50
06-21-2025	CS	Real Estate Property visits, speak w/ tenants and change locks where needed (4.8).	4.80	1,896.00
06-22-2025	CS	Real Estate Property visits. Forward summary email to internal team.	3.60	1,422.00
06-23-2025	DK	Real Estate Review and coordinate takeover and property process. Coordinate analysis and agreements for case requirements.	1.80	1,071.00
06-23-2025	CS	Real Estate T/Cs and emails w/ CG re: contacting utility companies (.4). T/Cs and emails w/ DK and DM re: takeover letter and next steps (.5). Continue visiting properties for contact and locks (5.1). T/C w/ BH re: vendor outreach (.4). T/C w/ Goggins fence re: 18010 Hwy (.9).	7.30	2,883.50
06-23-2025	BH	Real Estate Confer w/ DM and CG re: utilities (.8). Process and review invoice tracker (.5). T/C w/CN re: same (.2). T/C w/ utilities vendor re: changing services (2.5).	4.00	700.00
06-24-2025	BH	Real Estate T/C w/ City of Del Mar and City of Sonoma re: starting service. Confer w/ CN and DM re: same. T/C and confer w/ McPhail re: propane service transfer. T/C w/ Recology re: transferring services. Update and review invoice	3.50	612.50

Thank you for trusting Stapleton Group, we appreciate your business. Page 14 of 17

Date	Timekeeper	Activity	Hours	Amount
<u>Real Estate</u>				
		tracker.		
06-24-2025	CG	Real Estate Build out offer, sales and commission schedules (1.0).	1.00	495.00
06-24-2025	DK	Real Estate Review of documents and multiple T/Cs re: same. Confer w/ team re: analysis and coordinate same. Review of property takeover requirements.	2.80	1,666.00
06-24-2025	BH	Real Estate Obtain tax bills and update tracker w/ outstanding balance. Confer w/ DM re: same.	1.00	175.00
06-24-2025	CS	Real Estate T/C w/ SG and R. Itkin's team (.4). Continue visiting properties re: contact info (2.1). Emails w/ BH, DM and DK re: utilities. Coordinate additional site visits (.2). Draft lock change agreement (.4). T/C w/ DM to coordinate next steps, takeover letter and discuss gated properties (.6).	3.70	1,461.50
06-25-2025	BH	Real Estate Complete tax tracker and process additional tax bills. Cross reference outstanding amounts due.	1.50	262.50
06-25-2025	DB	Real Estate Process incoming mail.	0.50	197.50
06-25-2025	CS	Real Estate Import notes to master sheet and forward same to CG (.5). Emails w/ DM re: 22666 Broadway (.8). Travel to FedEx, print letters, lock agreement and additional orders to hand out (1.4).	2.70	1,066.50
06-25-2025	BH	Real Estate Confer w/ MB re: 62 Farragut Ave. T/C w/ SD&E re: service transfer. Confer w/ City of Del Mar re: transfer service. Confer w/ Propane companies re: accounts being serviced and activated. Update invoice and utilities tracker. T/C w/ Recology re: active rates.	3.00	525.00
06-25-2025	DK	Real Estate Review and coordinate takeover and analysis. Multiple T/Cs w/ team re: same. Coordinate property files and accounting.	2.20	1,309.00
06-26-2025	DK	Real Estate Review and coordinate documents and coordinate analysis and team requirements. Confer w/ MB re: status and review of filings. Review of drafted documents.	2.10	1,249.50
06-26-2025	CS	Real Estate Travel to all Sonoma properties, deliver letters and orders (4.0). Meet w/ tenants and debrief w/ DM (.3). Arrange signatures from tenants re: lock change agreement (.2). Travel to Piedmont, post letter and order at both addresses (1.1).	5.60	2,212.00
06-26-2025	BH	Real Estate T/C w/ Recology, Ferrell Gas, City of Del Mar, East West, Citrus Height and SD&E re: opening new accounts, current rates and confirming service. Update utilities tracker. Confer w/ DM re: utilities tracker.	5.00	875.00
06-26-2025	BH	Real Estate Process and forward Lefever Mattson court filing.	0.70	122.50
06-26-2025	DS	Real Estate	0.40	238.00

Thank you for trusting Stapleton Group, we appreciate your business.

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Date	Timekeeper	Activity	Hours	Amount
<u>Real Estate</u>				
		Confer w/ DM re: takeover of properties, etc.		
06-27-2025	DB	Real Estate Process incoming mail.	0.10	39.50
06-27-2025	BH	Real Estate Confer w/ DM re: check from Darice E. Dekker and Republic Services.	0.20	35.00
06-27-2025	BH	Real Estate Review and process utilities tracker. T/C w/ Sonoma Garbage and Recology re: utilities account transfer and verification.	3.00	525.00
06-27-2025	BH	Real Estate Confer w/ DM and CS re: Del Mar water and trash services.	0.30	52.50
06-27-2025	CS	Real Estate Updates master sheet for tenant activity and forward same to CG (.4). T/Cs and emails w/ tenants re: 18285 Sonoma Hwy (.9).	1.30	513.50
06-27-2025	DK	Real Estate Review of drafted documents. Coordinate status of analysis and coordinate takeover. Review of property conditions and sale and listing requirements. Additional review of filings and coordinate status and requirements for same.	2.90	1,725.50
06-29-2025	MB	Real Estate Emails w/ counsel and JSH team re: updated RE schedule.	0.10	59.50
06-30-2025	BH	Real Estate Confer w/ Citrus Height, WM Management, City of Piedmont, Republic Service and SDGE re: transfer of accounts. Confer w/ DM re: utilities.	1.00	175.00
06-30-2025	DM	Real Estate Coordinate w/ team re: Master Property File. Provide updates and send to lender.	2.20	869.00
06-30-2025	DM	Real Estate Review leases turned over from defendant.	1.10	434.50
06-30-2025	CS	Real Estate T/C and messages w/ DM and 1022 1st St. tenant (.4). T/C w/ 18285 Sonoma Hwy, unit 10 tenant (.3). Upload all property photos (.7).	1.40	553.00
			129.80	51,494.00
<u>Travel</u>				
06-16-2025	DM	Travel Travel to Vacaville billed @ 50% of time.	2.40	948.00
06-16-2025	CS	Travel Travel to Vacaville (4.5).	4.50	1,777.50
06-19-2025	DM	Travel Return travel billed @ 50% of time.	2.70	1,066.50
06-21-2025	CS	Travel Thank you for trusting Stapleton Group, we appreciate your business.	4.50	1,777.50

Date	Timekeeper	Activity	Hours	Amount
<u>Travel</u>				
		Travel to Sonoma (4.5).		
06-26-2025	CS	Travel	4.50	1,777.50
		Return travel (4.5).		
			18.60	7,347.00
Total			402.40	185,686.00

Time Summary

Timekeeper	Hours	Amount
Alex Kaczmariski	26.40	13,068.00
Blake Hayes	23.20	4,060.00
Cathy Garnica	68.20	33,759.00
Chase Stroman	85.50	33,772.50
Dan Marcoux	67.70	26,741.50
David Kieffer	31.00	18,445.00
David Stapleton	1.50	892.50
Deborah Burger	2.90	1,145.50
Hamish Davidson	41.70	22,726.50
Justin Picardi	2.90	1,232.50
Michael Bergthold	47.70	28,381.50
Yenni Liang	3.70	1,461.50
Total	402.40	185,686.00

Activity	Hours	Amount
Accounting, Budget, and Reporting	28.50	14,007.50
Asset Analysis and Recovery	45.70	22,761.50
BK Reporting	82.60	43,802.00
Case Administration	25.20	14,154.00
Fee/ Employment Applications	14.90	8,865.50
Operational Management	57.10	23,254.50
Real Estate	129.80	51,494.00
Travel	18.60	7,347.00
Total	402.40	185,686.00

Expense Summary

Expense	Amount
Airfare	1,452.22
Copies	162.42
Fuel	177.74
Locksmith	5,505.24
Lodging	2,345.74
Office Supplies	34.56
Other	257.40
Postage & Correspondence	0.97
Rent a Car	879.00
Transportation	199.66
Total Expenses	11,014.95

Total for this Invoice	196,700.95
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Thank you for trusting Stapleton Group, we appreciate your business. Page 17 of 17

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Exhibit 2
(July 1, 2025, through July 31, 2025)

Stapleton Group a part of J.S. Held

December 18, 2025

KS Mattson Partners, LP
514 Via de la Valle
Suite 210
Solana Beach, CA 92075

RE: July 2025 Monthly Invoice

Enclosed please find the July 1, 2025 through July 31, 2025, Stapleton Group. ("Stapleton") billing. Included for your review is the following information presented in Exhibit A:

- A. Summary of Fees by Professional; page 2
- B. Time Description Detail; pages 2 - 17
- C. Summary of Compensation by Category; page 17
- D. Summary of Expenses; page 17

The total amount of hours incurred during the period total 492.30, representing fees in the amount of \$235,577.00. Stapleton has also incurred expenses in the amount of \$1,618.90. Stapleton reviewed its fees and expenses with Responsible Individual, Robbin Itkin. As such, Stapleton wrote off all meals in the amount of \$233.93. Further, and at Ms. Itkin's direction, Stapleton timekeepers partially or completely no charged meeting time throughout the month.

Asset & Operations Manager:

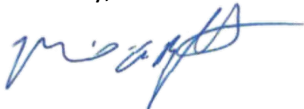
Stapleton was appointed to serve as the Debtor's Operations and Asset Manager effective as of the relief date of June 9, 2025.

Stapleton has invoiced monthly based on hourly rates multiplied by hours incurred. Stapleton's blended hourly rate for the period was \$478.52. The hourly rates by professional are consistent with those set forth in Stapleton's employment application.

Stapleton respectfully requests the fees in the net amount of \$235,577.00 and expenses in the amount of \$1,618.98 for a total of \$237,195.90 to be paid.

Should you have questions please contact me at (213) 404-0113.

Sincerely,



Mike Bergthold, Senior Managing Director

EXHIBIT A

Time Description Detail

Summary of Fees by Professional and Category, and Expenses



STAPLETON
GROUP

A PART OF  JS HELD

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324569
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 7/31/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.	PROJECT NAME
250700463	KS Mattson Partners, LP - Robbin Itkin - Mattson

Professional Services Rendered:	USD	\$ 235,577.00
Expenses:	USD	\$ 1,618.90
Invoice Total	USD	\$ 237,195.90

Rounding differences may exist compared to the detail pages



STAPLETON
GROUP

A PART OF  **JS|HELD**

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324569
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 7/31/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.	PROJECT NAME
250700463	KS Mattson Partners, LP - Robbin Itkin - Mattson

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
STRATEGIC ADVISORY			
Alex Kaczmariski	98.90	495.00	48,955.50
Alicia Rodmel	11.10	250.00	2,775.00
Blake Hayes	9.90	175.00	1,732.50
Cathy Garnica	21.20	495.00	10,494.00
Chase Stroman	18.70	395.00	7,386.50
Dan Marcoux	139.40	395.00	55,063.00
David Kieffer	38.40	595.00	22,848.00
David Stapleton	0.70	595.00	416.50
Debbie Burger	4.30	395.00	1,698.50
Hamish Davidson	77.00	545.00	41,965.00
Lindsay Wurlitzer	7.00	695.00	4,865.00
Mike Bergthold	47.50	595.00	28,262.50
Quintin Brown	10.70	575.00	6,152.50
Yenni Liang	7.50	395.00	2,962.50
TOTAL STRATEGIC ADVISORY	492.30		235,577.00
TOTAL PROFESSIONAL SERVICES RENDERED:	492.30		\$ 235,577.00 USD

PROFESSIONAL SERVICES RENDERED:

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0324569** WHEN REMITTING PAYMENT
J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any
other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.

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Accounting, Budget, and Reporting

		Confer w/ MB and AK re: checks received (.2). Review various responses re: bank accounts (.2). T/C w/ L. Brown re: wire instructions for new accounts (.2). Confer w/ R. Itkin re: user on online banking (.2). Review, download and archive business master agreement (.2).	1.00	395.00
7/1/2025	Yenni Liang			
		Confer w/ YL and SB re: status of project, bank accounts and invoices.		
7/2/2025	Alicia Rodmel	Confer w/ SB, YL and AK re: incoming checks and deposits.	0.30	75.00
		Confer w/ AK re: bank accounts and checks (.2). Confer w/ CNB re: wire instructions for all newly opened accounts (.2). Review various emails from MB and R. Itkin re: property related account (.1).		
7/2/2025	Yenni Liang		0.50	197.50
7/3/2025	Alex Kaczmariski	Research and correspondence re: property ownership and bank accounts.	2.50	1,237.50
7/7/2025	Alex Kaczmariski	Updates to balance sheet and related support schedules.	2.00	990.00
		Obtain bank viewing access for First Bank and CNB. Setup credentials and assign properties to accounts.		
7/7/2025	Alex Kaczmariski		1.00	495.00
		Confer w/ MB and AK re: property related bank accounts and checks to deposit. Confer w/ AK re: additional new bank accounts.		
7/7/2025	Yenni Liang		0.70	276.50
7/8/2025	Alex Kaczmariski	Continue updates to balance sheet and related support schedules.	2.50	1,237.50
7/8/2025	Alex Kaczmariski	Update support for bankruptcy schedules.	1.00	495.00
		Meet w/ YL re: A/R process and checks received. Meet w/ DM re: invoices and checks received. Confer w/ YL re: CNB online banking. Prepare deposit slip.		
7/8/2025	Alicia Rodmel		0.60	150.00
		Confer w/ AK re: account matrix (.1). Process new user and assign bank accounts (1.0). Review email from L. Brown re: R. Itkin access and new labels for bank accounts (.1). F/u w/ AR and AK re: checks and accounts (.1). F/u w/ AK re: additional bank accounts needed (.1).		
7/8/2025	Yenni Liang		1.40	553.00
7/9/2025	Alicia Rodmel	Prepare deposits. Bank run.	2.60	650.00
		T/C w/ AK re: updated balance sheet and project admin (.2). Emails w/ JSH team re: rent roll and property management. Review draft rent roll (.2).		
7/9/2025	Mike Bergthold		0.40	238.00
7/10/2025	Alex Kaczmariski	Continue updates to balance sheet and related support schedules.	2.00	990.00
7/10/2025	Alex Kaczmariski	Continue assigning properties to accounts.	0.50	247.50
7/10/2025	Mike Bergthold	Review cash flow forecast and emails w/ AK and counsel re: same (.2).	0.20	119.00
7/11/2025	Alex Kaczmariski	Continue updates to balance sheet and related support schedules.	1.50	742.50
7/11/2025	Alex Kaczmariski	Updates to support for bankruptcy schedules.	0.50	247.50
7/11/2025	Alicia Rodmel	Process cash receipts.	0.80	200.00
		Emails w/ JSH team and counsel re: critical payments for insurance and utilities, and status of lender conversations re: same.		
7/11/2025	Mike Bergthold		0.50	297.50
		Emails w/ AK and counsel re: utility and insurance payments due and cash sources.		
7/12/2025	Mike Bergthold		0.30	178.50
7/14/2025	Alex Kaczmariski	Perform analysis and edits to 13-week cash flow budget.	2.00	990.00
		Perform analysis and updates to balance sheets for purposes of bankruptcy forms, DIP lender package and monthly operating report.		
7/14/2025	Alex Kaczmariski		2.50	1,237.50
		Confer w/ YL re: deposits. Create check tracker and update same. Confer w/ YL re: new bank accounts. Accounting meeting re: project procedures. Meeting w/ YL, AK, and AR re: banking, rent collection, and A/P processing.		
7/14/2025	Alicia Rodmel		1.40	350.00
7/14/2025	Dan Marcoux	Updates to rent roll and property details.	1.10	434.50
		Emails w/ counsel and JSH team re: debt schedules and forecast interest payments. Emails re: Del Mar transactions and status.		
7/14/2025	Mike Bergthold		0.40	238.00
		Confer w/ AR re: check deposits (.2). Review account matrix (.5). Download, archive and provide wire instructions for 2 new accounts to AK, AR and DM (.3). MS Teams meeting w/ AR, DM, AK and CN re: accounting process (1.0).		
7/14/2025	Yenni Liang		2.00	790.00
7/15/2025	Alex Kaczmariski	Continue analysis and edits to 13-week cash flow budget.	2.60	1,287.00

7/15/2025	Alex Kaczmariski	Continue analysis and updates to balance sheets for purposes of bankruptcy forms, DIP lender package and monthly operating report.	3.80	1,881.00
7/15/2025	Alex Kaczmariski	Draft schedules and notes to complete monthly operating report.	1.00	495.00
7/15/2025	Alicia Rodmel	Prepare deposits. Bank run. Process check log. Scan incoming invoices.	2.00	500.00
7/15/2025	Hamish Davidson	Review 13-week cash flow and balance sheet package sent to counsel.	0.70	381.50
7/16/2025	Alex Kaczmariski	Continue analysis and edits to 13-week cash flow budget.	1.20	594.00
7/16/2025	Alex Kaczmariski	Continue analysis and updates to balance sheets for purposes of bankruptcy forms, DIP lender package and monthly operating report.	2.70	1,336.50
7/16/2025	Alex Kaczmariski	Continue drafting schedules and notes for monthly operating report.	1.00	495.00
7/16/2025	Alicia Rodmel	Confer w/ MB re: incoming invoices	0.10	25.00
7/16/2025	Dan Marcoux	Meeting w/ AK and HD re: budget and accounting. Debrief w/ DK.	1.80	711.00
7/16/2025	Dan Marcoux	T/Cs w/ utility companies and reconcile A/P. Process invoices and update creditor matrix. F/U w/ debtor's counsel.	2.60	1,027.00
7/16/2025	Hamish Davidson	Review updates to 13-week cash flow.	0.20	109.00
7/17/2025	Alex Kaczmariski	Continue analysis and edits to 13-week cash flow budget.	2.00	990.00
7/17/2025	Alex Kaczmariski	Continue analysis and updates to balance sheets for purposes of bankruptcy forms, DIP lender package and monthly operating report.	2.60	1,287.00
7/17/2025	Alex Kaczmariski	Continue drafting schedules and notes for monthly operating report.	1.50	742.50
7/17/2025	Alicia Rodmel	Prepare deposits. Update check log.	0.80	200.00
7/17/2025	Mike Bergthold	Review revised 13-week CF model and emails w/ counsel and DIP lenders re: same. T/C and emails w/ potential property / leasing manager for Del Mar properties.	0.50	297.50
7/18/2025	Alex Kaczmariski	Continue analysis and edits to 13-week cash flow budget.	3.00	1,485.00
7/18/2025	Alex Kaczmariski	Continue analysis and updates to balance sheets for purposes of bankruptcy forms, DIP lender package and monthly operating report.	2.00	990.00
7/18/2025	Alex Kaczmariski	Continue drafting schedules and notes for monthly operating report.	1.00	495.00
7/18/2025	Alicia Rodmel	Prepare deposits. Bank run. Confer w/ L. Brown from CNB re: bank accounts to be added to e-deposit and payee for various checks.	1.20	300.00
7/18/2025	Dan Marcoux	Multiple T/Cs w/ DK and D. Ullo re: payments, portfolio management, and cash collateral (1.1). Review 13 wk cashflow model (.8) and F/U on agenda items (.4).	2.30	908.50
7/18/2025	Dan Marcoux	T/Cs w/ insurance agency to review current policies, itemize specific properties, and process payments (1.4). F/U w/ AR re: accounting (1.1).	2.50	987.50
7/18/2025	Mike Bergthold	Emails w/ DIP lenders re: revised schedule. Email w/ new potential DIP re: NDA (.4).	0.40	238.00
7/21/2025	Alex Kaczmariski	Update DIP lender package- collateral list and 13-week. Prepare comparison of DIP lender terms.	2.50	1,237.50
7/21/2025	Alex Kaczmariski	Update accounting schedules and spreadsheets. Update MOR report and related exhibits for June.	2.50	1,237.50
7/21/2025	Alex Kaczmariski	T/C w/ Hogan re: MOR and DIP lender package, including collateral list and 13-week.	0.80	396.00
7/21/2025	Dan Marcoux	Catalog emails, updates to debtor's counsel re: A/P. Review MOR and provides notes.	2.10	829.50
7/22/2025	Alex Kaczmariski	Update DIP lender package- collateral list and 13-week. Prepare comparison of DIP lender terms.	2.00	990.00
7/22/2025	Alex Kaczmariski	Update accounting schedules and spreadsheets. Update MOR report and related exhibits for June.	2.50	1,237.50
7/22/2025	Hamish Davidson	Review MOR correspondence and final submission.	0.60	327.00
7/22/2025	Yenni Liang	Process, review and provide transaction list reports to AK and MB.	0.50	197.50
7/23/2025	Alex Kaczmariski	Update DIP lender package- collateral list and 13-week. Prepare comparison of DIP lender terms.	1.50	742.50
7/23/2025	Alex Kaczmariski	Update accounting schedules and spreadsheets.	1.00	495.00
7/23/2025	Alex Kaczmariski	T/C w/ Hogan re: DIP lender package, including collateral list and 13-week.	0.50	247.50

7/23/2025	Hamish Davidson	Review final version of MOR and corresponded internally on the content.	0.80	436.00
7/24/2025	Alex Kaczmariski	Update DIP lender package- collateral list and 13-week. Prepare comparison of DIP lender terms.	3.00	1,485.00
7/24/2025	Alex Kaczmariski	Update accounting schedules and spreadsheets.	0.50	247.50
7/24/2025	Dan Marcoux	Review DIP budget and property titles to confirm collateral.	2.10	829.50
7/24/2025	Dan Marcoux	Meeting w/ CG re: liens (.4). Update DIP term sheet (.8).	1.20	474.00
7/24/2025	Hamish Davidson	Review A Kaczmariski weekly update draft file.	0.50	272.50
7/25/2025	Alex Kaczmariski	Update DIP lender package- collateral list and 13-week. Prepare comparison of DIP lender terms.	1.00	495.00
7/25/2025	Alex Kaczmariski	Update accounting schedules and spreadsheets.	1.00	495.00
7/25/2025	Alicia Rodmel	Confer w/ DM re: check tracker, matrix and accounting questions.	0.40	100.00
7/25/2025	Dan Marcoux	T/Cs w/ insurance to process payments (1.2).	1.20	474.00
7/25/2025	Dan Marcoux	Meeting w/ P/M and AK re: onboarding and accounting.	1.00	395.00
7/26/2025	Alex Kaczmariski	Update DIP lender package- collateral list and 13-week. Prepare comparison of DIP lender terms.	1.00	495.00
7/26/2025	Dan Marcoux	Budget meeting w/ AK and D. Ullo (.5). Reconcile rent roll and circulate to AK (.8).	1.30	513.50
7/28/2025	Alex Kaczmariski	Draft budgets by property.	3.00	1,485.00
7/28/2025	Alicia Rodmel	Prepare deposit. Bank Run. Scan and e-mail incoming PGE invoices to DM. Review A/P (.6). F/U on insurance estimates (.4). Confer w/ AK (.3) and	0.90	225.00
7/28/2025	Dan Marcoux	finalize DIP budget (.9).	2.20	869.00
7/28/2025	Dan Marcoux	Track utility accounts w/ CS to prepare property level budgets.	1.20	474.00
7/29/2025	Alex Kaczmariski	Draft budgets by property.	3.00	1,485.00
7/29/2025	Alex Kaczmariski	Update 13-week projection for DIP lender package.	1.50	742.50
7/30/2025	Alex Kaczmariski	Gather documents and compile information for bankruptcy filings.	1.00	495.00
7/31/2025	Alex Kaczmariski	Draft budgets by property.	1.00	495.00
7/31/2025	Alex Kaczmariski	Gather documents and compile information for bankruptcy filings.	2.00	990.00
			119.00	53,725.50

Asset Analysis and Recovery

7/1/2025	Cathy Garnica	Review checks received and confer w/ team re: allocation of same (.2).	0.20	99.00
7/1/2025	David Kieffer	Review and coordinate analysis and property takeover. Coordinate accounting and requirements for sale.	1.90	1,130.50
7/1/2025	Mike Berghold	Emails w/ JSH team and counsel re: bullet point role & responsibilities. Review engagement draft. T/C w/ counsel re: same. Emails w/ JSH team, utility and LFM CRO re: non-KSMP properties. Emails w/ counsel and DK re: rent checks received on non-KSMP.	1.50	892.50
7/2/2025	David Kieffer	Review and coordinate analysis and property takeover. Coordinate accounting and requirements for sale.	1.40	833.00
7/2/2025	Mike Berghold	T/Cs w/ M. Jacoby and counsel re: engagement motion. Emails w/ property manager, JSH team and counsel re: funds received and contracts.	0.40	238.00
7/3/2025	Cathy Garnica	T/C w/ AK re: title report . F/U w/ title re: same (.2). Confer w/ team re: Natoma property (.2). Various exchanges w/ DM and DK re: Ocean properties (.3). Research 1716 Ocean, prepare and provide chain down of ownership and liens to team (.5).	1.20	594.00
7/4/2025	Mike Berghold	Emails w/ JSH team and counsel re: title matters and related transfers.	0.60	357.00
7/6/2025	Cathy Garnica	Confer w/ title re: Ocean prelim and provide same. Review various correspondence and confer w/ MB re: same.	0.30	148.50
7/7/2025	Cathy Garnica	Confer w/ title re: deed for 1834-1836 Ocean (.2). F/U w/ team re: same (.3). Confer w/ DM re: updates and response to counsel (.3). Review additional updates (.2).	1.00	495.00

7/7/2025	Dan Marcoux	Inspect 531 and 533 Camino Del Mar and 454 15th St. Confer w/ tenants and debrief w/ MB.	3.70	1,461.50
7/7/2025	Dan Marcoux	Update plaintiff counsel on 1716 Ocean Front Del Mar title and operations.	0.40	158.00
7/7/2025	Mike Bergthold	Emails w/ Mattson counsel, R. Itkin and JSH team re: lease vehicle, mail and note payable.	1.50	892.50
7/8/2025	Cathy Garnica	F/U w/ Atty. Polluck re: mail. Confer w/ DM re: status and updates to be completed.	0.50	247.50
7/9/2025	Cathy Garnica	Call w/ DM, AK, HD re: review of tasks and updates (.5). Review various correspondence re: same (.3).	0.80	396.00
7/9/2025	Mike Bergthold	Review revised B/S and emails w/ AK re: same.	0.60	357.00
7/9/2025	Mike Bergthold	Review revised balance sheet and related email. Review action item list from DM, emails re: same.	0.40	238.00
7/10/2025	Cathy Garnica	Confer w/ team re: lender statements.	0.20	99.00
7/10/2025	David Kieffer	Draft and edit analysis (.8). Confer w/ R. Itkin and MB re: status (.3). Review of accounting and coordinate same (.4). Property takeover requirements and coordinate same (.4).	1.90	1,130.50
7/11/2025	Cathy Garnica	Review 1716 Ocean title report. Recap same for team. Confer w/ AK re: expenses. Confer w/ DM re: tasks and next steps.	0.40	198.00
7/11/2025	David Kieffer	Multiple T/Cs and review and coordinate analysis and property requirements (1.5). Review of sale and coordinate same and T/C w/ agent (.4). Confer w/ MB re: status (.4).	2.30	1,368.50
7/14/2025	Cathy Garnica	Review updated title reports, update tracker and various f/u's w/ title re: same (1.1). Confer w/ DM re: same (.3). Confer w/ team re: lenders and liens (.3).	1.70	841.50
7/14/2025	Dan Marcoux	Review property title reports. Meeting w/ CG re: liens, lenders, TICs, and statements of accounts. T/C w/ CS re: property management.	1.30	513.50
7/14/2025	David Kieffer	Review of property requirements and confer w/ team re: status of analysis and requirements for case management (.7). Review and coordinate property takeover and management (.5).	1.20	714.00
7/14/2025	Mike Bergthold	Review memo re: Del Mar property (.4).	0.40	238.00
7/14/2025	Mike Bergthold	Research Del Mar property activity. Email w/ counsel re: Del Mar properties communications and timing.	1.40	833.00
7/14/2025	Mike Bergthold	Review Del Mar property memo, research emails for historical information. Review revised 13-week cash flow.	0.50	297.50
7/15/2025	Cathy Garnica	Confer w/ DM re: 415 Pacifica title reports and loan documents. Provide lender contact. Confer w/ HD re: addresses. Confer w/ title re: title date downs and plant date for 1834 Ocean.	0.50	247.50
7/15/2025	Cathy Garnica	Review various title reports. Various exchanges w/ title re: same (.3). Update tracker and add new creditors to list (.4). Confer w/ team re: entity searches (.2).	0.90	445.50
7/15/2025	David Kieffer	Multiple T/Cs re: status and analysis and coordinate same (.9). Review and coordinate analysis draft and edit same (.4). Review of accounting and property requirements (.4).	1.70	1,011.50
7/15/2025	Mike Bergthold	Review emails and other notes/communications related to Del Mar properties. Emails w/ counsel re: same.	0.20	119.00
7/16/2025	Cathy Garnica	Review various correspondence re: updates.	0.30	148.50
7/16/2025	David Kieffer	Review of insurance and coordinate same (.4). Review of analysis and takeover and coordinate same (.3). Confer w/ DM re: status (.2). Review of budget draft and edit same (.3). Confer w/ MB and QB re: 13 wk (.4).	1.60	952.00
7/16/2025	Mike Bergthold	Review emails and spreadsheets for information related to Del Mar property transfers. Email w/ counsel re: same.	1.40	833.00
7/17/2025	Cathy Garnica	F/U w/ title re: various pending title matters (.4). Confer w/ DM re: lien schedule (.2). Review 13wk workbook and cross check to liens (.8). Confer w/ AK and DM re: same (.2).	1.60	792.00

7/17/2025	Dan Marcoux	Catalog notes (.3), review management services and fees (.4).	0.70	276.50
7/17/2025	Dan Marcoux	Multiple T/Cs w/ creditors re: loan balances.	2.40	948.00
7/17/2025	David Kieffer	Multiple T/Cs and confer team re: property analysis and requirements for same. Confer w/ R. Itkin and counsel re: status.	1.80	1,071.00
7/17/2025	Mike Bergthold	Review revised status conf statement. Emails re: Del Mar properties and other real estate assets available to the estate.	1.00	595.00
7/18/2025	Cathy Garnica	Confer w/ team re: K. and S. Mattson properties (.3). Review updated property schedules (.7). Provide comments re: same along w/ backup (.3).	1.80	891.00
7/18/2025	David Kieffer	Review tax liens and cross reference APN's (.5)	1.70	1,011.50
7/20/2025	Cathy Garnica	Multiple T/Cs re: status of filing and analysis for same. Review of property takeover and coordinate same.	0.20	99.00
7/21/2025	Cathy Garnica	Confer w/ counsel re: 19343 and 19357 Sonoma Hwy properties.		
		Confer w/ DM and BH re: title reports (.2). F/U w/ DM re: schedules (.1).		
		T/C w/ DM, AK and HD re: updates and review various correspondence re: same (.4).	0.70	346.50
7/22/2025	Cathy Garnica	Confer w/ team re: title reports. Coordinate share files for lender review.	1.20	594.00
		F/U w/ title re: status of updated reports and request new report.		
7/22/2025	Cathy Garnica	Confer w/ team re: property taxes and additional property searches. T/C w/ tenant re: trash and electricity interruptions. Confer w/ team re: same.	1.00	495.00
7/23/2025	Cathy Garnica	Confer w/ team re: listing agreements. Draft recap of previous interest and provide same to MB.	0.40	198.00
7/23/2025	Cathy Garnica	Review motion and research Eighth St property. Provide details of same to team.	1.60	792.00
7/23/2025	Mike Bergthold	T/C w/ vineyard SME and DM re: update from onsite tours and inspections (.4).	0.40	238.00
7/24/2025	Alex Kaczmariski	T/C w/ Hogan re: DIP lender package, including collateral list and 13-week.	1.00	495.00
7/24/2025	Cathy Garnica	Confer w/ DM re: Farragut (.1). T/C w/ MB re: same (.1). Review redline of listing agreement (.3). Review tax notice and confer w/ team (.2).	0.60	297.00
7/28/2025	Cathy Garnica	Review various correspondence re: updates and requests (.2). Confer w/ counsel re: property review (.3). Confer w/ team re: listing agreements (.2).	1.00	495.00
		Confer w/ DM re: updates (.1). Correspond w/ AK and MB re: responses to counsel (.2)		
7/28/2025	Cathy Garnica	Research property transfers and chain down title. Respond to counsel re: same. Meeting w/ counsel re: review same and research additional requests.	2.10	1,039.50
7/28/2025	Mike Bergthold	Emails w/ counsel re: property analysis (.3). Confer w/ AK and DM re: status of DIP lending requests (.4).	0.70	416.50
7/29/2025	Mike Bergthold	Emails w/ counsel re: sales process and strategy.	0.10	59.50
7/30/2025	David Kieffer	Review and coordinate sale and T/C re: agent re: same (1.2). Confer w/ team re: property requirements (.3). Review and coordinate analysis (.3).	1.80	1,071.00
			58.10	30,749.50
<u>Asset Disposition</u>				
7/7/2025	Dan Marcoux	Review turnover docs and F/U re: tenant ledger (1.3). T/C w/ city of Benicia (.3). Confer w/ defense counsel on personal property (.7).	2.30	908.50
7/16/2025	Dan Marcoux	T/C w/ tenant and counsel re: 415 Pacific Ave, lis pendens, and occupancy status. Debrief w/ team. Track A/P and update team on due dates.	2.00	790.00
7/28/2025	Dan Marcoux	T/C w/ broker for 415 Pacific. Confer w/ MB and counsel re: access and listing. Correspondence w/ debtor's counsel re: property details.	1.90	750.50
7/31/2025	Dan Marcoux	T/C w/ Atty. McNeilly re: properties and foreclosures (.4).	0.40	158.00

6.60	2,607.00
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BK Reporting

7/1/2025	Hamish Davidson	Work on bankruptcy schedules.	0.30	163.50
7/1/2025	Hamish Davidson	Review creditor Matrix against Master Property file.	0.60	327.00
7/1/2025	Hamish Davidson	Review Master Property file for data points to create new Excel table by property.	0.40	218.00
7/2/2025	Hamish Davidson	Create comprehensive TIC, lender/lien table and reconciled to creditor matrix.	2.50	1,362.50
7/7/2025	Hamish Davidson	Review Promissory Note correspondence, added holder to Creditor Matrix list	0.30	163.50
7/7/2025	Hamish Davidson	Review correspondence regarding Specialty Sales Classics	0.20	109.00
7/7/2025	Hamish Davidson	Review documents regarding planned DIP lender	0.30	163.50
7/7/2025	Hamish Davidson	Work on creditor list and creditor matrix.	0.50	272.50
7/7/2025	Mike Bergthold	T/C w/ counsel re: property transfers and ownership.	0.40	238.00
7/8/2025	Hamish Davidson	Review correspondence for relevant information and action items.	0.40	218.00
7/8/2025	Hamish Davidson	Work on secured creditor analysis for Form 206D.	2.00	1,090.00
7/8/2025	Hamish Davidson	Review status of bankruptcy liability schedules.	0.50	272.50
7/8/2025	Hamish Davidson	Work on executory contracts for Form G.	1.50	817.50
7/8/2025	Hamish Davidson	Review bankruptcy assets schedules and clarified status of balance sheet.	0.60	327.00
7/8/2025	Hamish Davidson	Identify changes in Master Property List since last schedule updates.	0.80	436.00
7/9/2025	Hamish Davidson	Review and actioned correspondence regarding schedules and statements.	0.30	163.50
7/9/2025	Hamish Davidson	Participated in project management review.	0.50	272.50
7/9/2025	Hamish Davidson	Work on Bankruptcy schedules and creditor matrix updates.	3.80	2,071.00
7/10/2025	Hamish Davidson	Review and actioned follow-up items from project management meeting.	0.60	327.00
7/10/2025	Hamish Davidson	Work on bankruptcy schedule preparation.	3.40	1,853.00
7/10/2025	Mike Bergthold	Review emails and RE schedules for notes in response to counsel request (.3). Review org charts and emails for possibly controlled entities. Emails w/ counsel re: same (.2).	0.50	297.50
7/11/2025	Hamish Davidson	Work on bankruptcy schedules, TIC analysis and updates to creditor matrix.	3.30	1,798.50
7/14/2025	Hamish Davidson	Work on TIC list.	1.80	981.00
7/14/2025	Hamish Davidson	Work on bankruptcy schedule 206H.	1.30	708.50
7/15/2025	Alex Kaczmariski	T/C w/ QB re: monthly operating report requirements.	0.40	198.00
7/15/2025	Hamish Davidson	Searched documents for TIC addresses.	0.60	327.00
7/15/2025	Hamish Davidson	Work on creditor matrix updates and missing addresses.	0.60	327.00
7/15/2025	Hamish Davidson	Work on reconciling most recent balance sheet to bankruptcy schedules.	1.40	763.00
7/15/2025	Hamish Davidson	Work on bankruptcy schedules.	0.50	272.50
7/15/2025	Mike Bergthold	T/C and emails w/ AK re: MOR plan and support team.	0.40	238.00
7/15/2025	Quintin Brown	T/Cs with MB (.2) and AK (.4) re: MOR.	0.60	345.00
7/16/2025	Alex Kaczmariski	T/C w/ DM, CG and HD re: project status and schedule updates.	0.70	346.50
7/16/2025	Dan Marcoux	Prep agenda items. Meeting w/ R. Itkin and team re: insurance payments, 341 filing and hearing.	1.80	711.00
7/16/2025	Hamish Davidson	Checked master working files for recent updates for BK forms and creditor matrix.	0.70	381.50
7/16/2025	Hamish Davidson	Participated in internal call regarding financial statement related reporting items.	0.70	381.50
7/16/2025	Hamish Davidson	Review and Work on updates to TIC's and bankruptcy forms.	1.80	981.00
7/16/2025	Hamish Davidson	Identify and verified differences in property ownership between schedules.	0.80	436.00

7/16/2025	Quintin Brown	Status update with AK, DK and DM re: MOR, 13-week, asset and liability bookings. Review documents re: same.	1.40	805.00
7/17/2025	Alex Kaczmariski	F/U T/C w/ QB re: monthly operating report requirements.	0.50	247.50
7/17/2025	Hamish Davidson	Review bankruptcy schedules, sent to counsel with comments and questions.	2.00	1,090.00
7/17/2025	Hamish Davidson	Work on updates to priority and non-priority creditor forms and creditor matrix.	1.10	599.50
7/17/2025	Mike Bergthold	Review status conference statement, emails w/ counsel re: same. Emails w/ JSH team re: debt schedules.	0.60	357.00
7/17/2025	Quintin Brown	Meet with AK re: June MOR, financial statements, property valuations, and liabilities (.5). Review docs for same (.2).	0.70	402.50
7/18/2025	Hamish Davidson	Review Master Property list for changes and updates.	0.50	272.50
7/18/2025	Hamish Davidson	Participated in call with counsel re Bankruptcy forms and Statement of Affairs.	0.60	327.00
7/18/2025	Hamish Davidson	Review LeFever Mattson docket following discussion with counsel.	0.40	218.00
7/18/2025	Hamish Davidson	Searched for relevant documents for Statement of Financial Affairs.	1.20	654.00
7/18/2025	Mike Bergthold	Emails and T/Cs w/ DK, AK, and DM re: DIP lender responses (.3), MOR preparation (.7), and insurance payments (.2).	1.20	714.00
7/18/2025	Mike Bergthold	Emails w/ counsel re: motions to lift stay and questions re: status report.	0.60	357.00
7/18/2025	Mike Bergthold	Review status report and emails w/ counsel re: same.	0.30	178.50
7/18/2025	Mike Bergthold	Emails and T/Cs w/ JSH team and counsel re: RE schedule update, MOR drafting (.3). Review revised documents (.5). T/Cs and emails w/ DM re: insurance payments (.2).	1.00	595.00
7/18/2025	Quintin Brown	Review June MOR and forward comments to AK re: same	1.10	632.50
7/20/2025	Mike Bergthold	Emails w/ counsel re: budget, MOR and status report.	0.80	476.00
7/21/2025	Alex Kaczmariski	T/C w/ internal team re: status and SOFA schedules and statements.	1.80	891.00
7/21/2025	Hamish Davidson	Review correspondence on MOR and SOFA's.	0.30	163.50
7/21/2025	Hamish Davidson	Participated in call with M Bergthold and A Kaczmariski re MOR and SOFA's.	0.70	381.50
7/21/2025	Hamish Davidson	Corresponded with counsel on MOR and SOFA's.	0.20	109.00
7/21/2025	Hamish Davidson	Participated in call with A Kaczmariski to reconcile property values between MOR and SOFA's.	1.20	654.00
7/21/2025	Hamish Davidson	Participated in weekly sync meeting.	0.20	109.00
7/21/2025	Hamish Davidson	Completed review of property values and Identify foreclosed property.	1.30	708.50
7/21/2025	Hamish Davidson	Participated in call with counsel regarding MOR.	0.60	327.00
7/21/2025	Hamish Davidson	Create list of claims on and interest in LFM companies from proofs of claim.	2.10	1,144.50
7/21/2025	Hamish Davidson	Work on SOFA.	0.60	327.00
7/21/2025	Hamish Davidson	Followed MOR iterations and Review drafts to reconcile with BK Schedules.	0.40	218.00
7/21/2025	Mike Bergthold	T/C w/ R. Itkin re: status of MOR (.3). Emails w/ counsel and JSH team re: RE values and related for MOR and schedules (.2).	0.50	297.50
7/21/2025	Mike Bergthold	Emails w/ counsel, AK, and HD re: schedules and MOR. T/C w/ AK and HD re: revisions needed.	1.10	654.50
7/21/2025	Mike Bergthold	Emails w/ counsel, HD and AK re: schedules, MOR, and status report.	0.80	476.00
7/21/2025	Quintin Brown	Status update with SG team re: June MOR.	0.10	57.50
7/22/2025	Hamish Davidson	Work on KSMP claims and interests in the LFM bankruptcy.	0.60	327.00
7/22/2025	Mike Bergthold	Emails and T/Cs w/ counsel and JSH team re: MOR content and supporting schedules (.4). Emails w/ JSH team and counsel re: bank account status in June 2025 (.7).	1.10	654.50
7/22/2025	Quintin Brown	Status update with SG team re: June MOR.	0.10	57.50
7/23/2025	Mike Bergthold	Emails and T/Cs re: DIP financing and remaining schedules for 8/8/25 deadline (.3). Emails w/ DIP lender and counsel re: drafts and confer w/ AK re: collateral schedule (.6).	0.90	535.50

7/24/2025	Hamish Davidson	Work on SOFA's.	3.00	1,635.00
7/24/2025	Hamish Davidson	Participated in call with counsel.	0.40	218.00
7/24/2025	Hamish Davidson	Participated in internal call on aligning MOR to SOFA schedules.	0.50	272.50
7/25/2025	Alex Kaczmariski	T/C w/ internal team re: status and SOFA schedules and statements.	1.00	495.00
7/25/2025	Hamish Davidson	Review counsel correspondence and discussed internally.	0.30	163.50
7/25/2025	Hamish Davidson	Participated in call regarding bank account analysis and property analysis.	1.20	654.00
7/25/2025	Hamish Davidson	Work on bankruptcy schedules and reconciled to MOR.	3.10	1,689.50
7/28/2025	Hamish Davidson	Review Region 17 Operating Reporting Guidelines sent by counsel.	0.60	327.00
7/28/2025	Hamish Davidson	Update Creditor Matrix.	1.20	654.00
7/28/2025	Hamish Davidson	Work on bankruptcy schedules and tie same to MOR.	1.60	872.00
7/28/2025	Hamish Davidson	Review and address internal correspondence re: IDI scheduling.	0.20	109.00
7/28/2025	Mike Bergthold	Emails w/ counsel and JSH team re: broker agreements and schedules.	0.30	178.50
7/29/2025	Hamish Davidson	Review correspondence on DIP issues.	0.30	163.50
7/29/2025	Hamish Davidson	Review correspondence from counsel and f/u re: same.	0.50	272.50
7/29/2025	Hamish Davidson	Reconcile lender contact tracker to creditor matrix.	0.30	163.50
7/29/2025	Hamish Davidson	Review KSMP litigation details from counsel.	0.30	163.50
7/29/2025	Hamish Davidson	Verify completion status of bankruptcy schedules.	0.30	163.50
7/29/2025	Hamish Davidson	Work on and research responses for Statement of Financial Affairs.	1.40	763.00
7/29/2025	Hamish Davidson	Identify items for Ken Mattson's counsel and discuss same internally.	0.80	436.00
7/29/2025	Mike Bergthold	T/C w/ R. Itkin and counsel re: DIP, upcoming hearings, and overall project task list.	2.60	1,547.00
7/29/2025	Quintin Brown	Partially attend All hands meeting w/ R. Itkin, Hogan, and SG team (2.6). Summarize notes and action items from same (.2).	2.80	1,610.00
7/29/2025	Quintin Brown	Confer with SG team re: IDI, 341, MORs, liquidity, and other reporting.	1.10	632.50
7/30/2025	Hamish Davidson	Debrief w/ SG team following all hands meeting and review of DIP budget.	1.50	817.50
7/30/2025	Hamish Davidson	Work on IDI materials and planning.	1.20	654.00
7/30/2025	Hamish Davidson	Work on bankruptcy schedules.	1.00	545.00
7/30/2025	Hamish Davidson	Work on Statement of Financial Affairs.	1.00	545.00
7/30/2025	Hamish Davidson	Tie out creditor matrix filings and update w/ additional creditors.	0.40	218.00
7/30/2025	Mike Bergthold	Emails w/ R. Itkin and JSH team re: tenant matters and questions for IDI.	0.20	119.00
7/30/2025	Quintin Brown	Review and update action log. Review IDI reporting requirement and bankruptcy operations guidelines provided by counsel.	0.80	460.00
7/31/2025	Alex Kaczmariski	T/C w/ HD and QB re: bankruptcy filing requirements.	1.00	495.00
7/31/2025	Hamish Davidson	Confer w/ RS Pollock re: questions on Statement of Financial Affairs.	0.40	218.00
7/31/2025	Hamish Davidson	Review QB's proposal for IDI management ahead of internal discussion.	0.30	163.50
7/31/2025	Hamish Davidson	Attend IRR/DR planning call.	1.00	545.00
7/31/2025	Hamish Davidson	Work on bankruptcy forms and submit to counsel.	3.20	1,744.00
7/31/2025	Hamish Davidson	Work on statement of financial affairs and identify sources for information.	2.20	1,199.00
7/31/2025	Mike Bergthold	Emails w/ counsel re: RE schedules, IDR, etc.	0.20	119.00
7/31/2025	Quintin Brown	Working session with HD and AK re: initial reporting requirements and document requests and aggregate files for same. Review and update Initial Debtor Reporting form. Provide comments to Hogan re: same.	2.00	1,150.00
7/31/2025	Quintin Brown	Review court docket.	2.00	1,150.00
			105.60	58,008.00
<u>Operational Management</u>				
7/1/2025	Chase Stroman	T/C and email w/ 1022 1st St resident re: rent and letter (.4). T/Cs to tenants re: leases and rent payments (.4). Research property info re: 320 Arroyo (.5).	1.30	513.50

7/1/2025	Dan Marcoux	Meeting w/ plaintiff counsel re: status update and pending deliverables. Draft agenda and share w/ team.	1.30	513.50
7/1/2025	Cathy Garnica	Review meeting notes and agenda (.1). Research DMV license for Specialty entity and provide details to team (.4). F/U re: procedures for requesting additional info (.1).	0.60	297.00
7/2/2025	Dan Marcoux	F/U w/ team re: assigned tasks and pending deliverables.	0.70	276.50
7/2/2025	Mike Bergthold	Emails w/ counsel and JSH team re: tenant payments and property managers.	0.50	297.50
7/3/2025	Dan Marcoux	Meeting w/ plaintiff's counsel re: personal property, DIP budget, and real estate updates. Update team on action items. F/U w/ tenants and update plaintiff's counsel.	1.40	553.00
7/6/2025	Mike Bergthold	Emails w/ counsel and JSH team re: demand notices, checks received, mail forwarding, etc.	0.60	357.00
7/7/2025	Alex Kaczmariski	T/C w/ internal team re: priorities and assignment of tasks.	0.50	247.50
7/7/2025	Dan Marcoux	Research Specialty Sales Classics ownership, service records and points of contact. T/C w/ M. Rohrer re: same.	1.10	434.50
7/7/2025	Dan Marcoux	Confer w/ DK and MB on project status and action items. Relay and update team, assign tasks and track progress.	1.60	632.00
7/8/2025	Dan Marcoux	T/C w/ State Farm (.2) and review insurance invoices (.7). T/C w/ T. Cady re: GL and property (.3). F/U on estimates (.5).	1.70	671.50
7/8/2025	Dan Marcoux	Meeting w/ R. Itkin and team re: asset recovery, property status, DIP budget, cash status, schedules and statements.	1.70	671.50
7/8/2025	Dan Marcoux	T/C w/ Trinity Real Estate re: 1834-36 Ocean Front. T/C w/ tenant re: 18285 Sonoma Hwy. Reconcile notes.	1.10	434.50
7/8/2025	Yenni Liang	Confer w/ L. Brown re: 2 additional accounts.	0.60	237.00
7/9/2025	Alex Kaczmariski	F/U call w/ internal team re: priorities and assignment of tasks.	0.50	247.50
7/9/2025	Chase Stroman	T/Cs and emails to tenant contacts re: lease paperwork (2.4).	2.40	948.00
7/9/2025	Dan Marcoux	Meeting w/ AK, CG, and HD re: task management and action items.		
7/9/2025	Dan Marcoux	Coordinate workflow and deliverables.	1.90	750.50
7/9/2025	Dan Marcoux	Multiple T/Cs w/ 3rd party employees re: rents, conditions, operations, and contracts.	0.90	355.50
7/9/2025	Dan Marcoux	T/C w/ CS re: prop mgmt. F/U w/ defense counsel on turnover. Update plaintiff counsel re: cash status and agreements.	1.10	434.50
7/9/2025	Yenni Liang	Provide bank credentials to AK.	0.20	79.00
7/10/2025	Chase Stroman	T/Cs and emails w/ DM, (.3). property and vineyard management companies (2.8).	3.10	1,224.50
7/10/2025	Dan Marcoux	Confer w/ CS on prop mgmt and landscaping. Meeting w/ DK re: portfolio mgmt. T/C w/ AK re: A/P and cash status.	1.40	553.00
7/10/2025	Dan Marcoux	T/C w/ 19357 Hwy 12 landscaper. T/C w/ PG&E re: acct transfer. T/C w/ insurance agents and track policies.	2.00	790.00
7/10/2025	Yenni Liang	F/U w/ AK re: bank credentials.	0.20	79.00
7/11/2025	Chase Stroman	Emails and T/Cs w/ DM (.8). property management companies and tenants (3.9).	4.70	1,856.50
7/11/2025	Dan Marcoux	Correspond w/ defense counsel. T/C w/ CS re: task. Meeting w/ DK re: project management and action items.	1.60	632.00
7/14/2025	Alex Kaczmariski	Conference call with internal accounting team re: accounting setup for project.	0.80	396.00
7/14/2025	Chase Stroman	Review PM proposals (1.8). T/Cs w/ PMs and DM re: same (.6). T/C w/ Atlas VM (.3).	2.70	1,066.50
7/14/2025	Dan Marcoux	Reconcile property documents and notes. Coordinate operations and provide updates to debtor's counsel.	2.60	1,027.00
7/15/2025	Dan Marcoux	Reconcile agenda items in prep of status call w/ debtor's counsel.	1.00	395.00
7/15/2025	Dan Marcoux	Meeting w/ R. Itkin and team re: insurance, DIP, MOR, and property details.	1.40	553.00

		Multiple T/Cs w/ property managers (.6), counsel (.7), and insurance reps (.4). Track lenders (.3), sort documents (.4), review title (.4) and circulate listing agreement (.1).	2.90	1,145.50
7/15/2025	Dan Marcoux			
7/17/2025	Dan Marcoux	Debrief w/ team and review cashflow model (1.0).	1.00	395.00
		Meeting w/ R. Itkin and team re: MOR, insurance, property details, and lender outreach.	0.90	355.50
7/18/2025	Dan Marcoux			
7/18/2025	Dan Marcoux	T/C w/ listing agent and vineyard manager (.6).	0.60	237.00
7/21/2025	Chase Stroman	Call w/ tenant (.2). email to DM, BH re: trash for 18285 Hwy 12 (.3).	0.50	197.50
7/22/2025	Chase Stroman	Call w/ DM, re: contact at 1828 Sonoma Hwy.	0.10	39.50
		T/C w/ utility companies re: trash collection. T/C w/ DIP lender re: fees. Confer w/ debtor's counsel re: A/P, property management agreements, and budget.	2.80	1,106.00
7/22/2025	Dan Marcoux	Status update meeting w/ R. Itkin and counsel. Confer w/ MB re: properties.	0.80	316.00
		T/Cs w/ PG&E re: account transfer. Coordinate meeting w/ L. Wurlitzer, catalog emails and prepare agendas.	2.30	908.50
7/23/2025	Dan Marcoux	Meeting w/ L. Wurlitzer to inspect vineyards. Details notes and F/U w/ debtor.	2.50	987.50
7/23/2025	Dan Marcoux			
7/24/2025	Dan Marcoux	Review and edit management agreements (1.4).	1.40	553.00
7/24/2025	Yenni Liang	Confer w/ L. Brown and MB re: online statements.	0.10	39.50
		T/C w/ potential property manager to discuss monthly reporting and other accounting needs.	0.50	247.50
7/25/2025	Alex Kaczmariski			
7/25/2025	Chase Stroman	Call and email w/ tenant 1022 1st St. re: rent payments.	0.30	118.50
		Weekly status meeting w/ R. Itkin re: property details, lending, management and A/P. F/U on action items, T/Cs w/ utilities and update budget.	2.10	829.50
7/25/2025	Dan Marcoux			
		Correspond w/ DM re: utilities by property. Sort utility bills and add estimated monthly utility cost by property to sheet. Forward same to DM.	3.40	1,343.00
7/28/2025	Chase Stroman			
7/28/2025	Dan Marcoux	T/Cs w/ PG&E to transfer accounts (1.3). Review title docs (.4), update property details (.6) and confer w/ team re: same (.3).	2.60	1,027.00
		Status meeting w/ R. Itkin and team (1.0), circulate vineyard report (.2), F/U and respond to property details (1.5).	2.70	1,066.50
7/29/2025	Dan Marcoux			
7/29/2025	Yenni Liang	T/C w/ L. Brown re: checks.	0.30	118.50
7/31/2025	Dan Marcoux	Correspond w/ P/M for 19343 Hwy 12 re: rents and tenants	0.70	276.50
7/31/2025	Chase Stroman	T/C w/ tenant at 1022 1st and email to DM.	0.20	79.00
			71.90	28,910.50

Case Administration

7/1/2025	Mike Bergthold	Update call w/ counsel and JSH team.	0.60	357.00
		Update T/C w/ JSH team and counsel re: status of properties and overall task list.	1.00	595.00
7/3/2025	Mike Bergthold			
7/8/2025	Mike Bergthold	Bi-weekly update call w/ JSH team and counsel.	1.30	773.50
7/9/2025	Mike Bergthold	Emails w/ counsel re: claim and 341 hearing (.1).	0.10	59.50
7/11/2025	Alex Kaczmariski	T/C w/ internal team and attorneys from Hogan.	0.70	346.50
		T/C w/ counsel and R. Itkin re: open items, cash position, DIP financing, and other matters. F/U emails w/ JSH team (.8). Emails w/ counsel re: engagement letter and review multiple revisions of same (.3).	1.10	654.50
7/11/2025	Mike Bergthold			
7/15/2025	Alex Kaczmariski	Bi-weekly conference call w/ Hogan Lovells and internal team.	1.00	495.00
7/15/2025	David Stapleton	Update w/ DK and MB. Review tasks / plan.	0.30	178.50
7/16/2025	Alex Kaczmariski	T/C w/ Hogan Lovell team and R. Itkin to prepare for creditor 341 meeting.	1.00	495.00
		T/C and emails w/ JSH team re: DIP financing. Emails w/ R. Itkin, JSH team, and counsel re: open items for 341 hearing and DIP financing.	0.30	178.50
7/16/2025	Mike Bergthold			
7/18/2025	Alex Kaczmariski	Bi-weekly conference call w/ Hogan Lovells and internal team.	1.00	495.00

7/18/2025	Mike Bergthold	T/C w/ JSH team and counsel re: bi-weekly update.	0.50	297.50
7/22/2025	Alex Kaczmariski	T/C w/ Hogan team re: project status.	1.00	495.00
7/22/2025	Mike Bergthold	Emails w/ counsel and JSH team re: property manager options, insurance status, and MOR questions re: RE.	0.60	357.00
7/22/2025	Mike Bergthold	Prepare for and attend T/C w/ counsel re: open items (.8). F/U items w/ JSH team (.1). Emails w/ R. Itkin, AK, and DIP lenders re: LOIs (.2). T/C w/ DK re: case status and priority tasks (.1).	1.20	714.00
7/25/2025	Mike Bergthold	Hearing Motion for Substantive Consolidation, Bar Date Issue and Status Conference Hearing (.3). Review SME report re: vineyards (.2).	0.50	297.50
7/25/2025	Mike Bergthold	T/C w/ counsel re: task list and updates. T/C w/ E. Jeld DSI re: asset and debt analyses.	1.00	595.00
7/29/2025	Alex Kaczmariski	Conference call w/ attorneys and internal team re: project status and updates to 13-week budget.	3.00	1,485.00
7/30/2025	David Stapleton	Review and discuss next steps w/ MB.	0.40	238.00

16.60 9,107.00

Fee/ Employment Applications

7/7/2025	Mike Bergthold	Confer w/ DM re: status of open invoices and Specialty Sales Classics (.2). Emails w/ R. Itkin and JSH team re: open items related to new correspondence received (.2). T/C w/ Fennemore re: termination and waiver (.2).	0.60	357.00
7/8/2025	Mike Bergthold	Emails w/ DK and counsel re: Del Mar properties. T/C w/ counsel re: termination and engagement matters.	0.60	357.00
7/8/2025	Mike Bergthold	Review multiple document drafts from counsel. Emails w/ counsel re: termination and engagement documents.	1.40	833.00
7/10/2025	Mike Bergthold	T/C w/ counsel re: termination and waiver (.2). Review revised agreement and emails w/ DB re: execution (.1). Review engagement letter drafts and emails w/ counsel re: same (.3).	0.60	357.00
7/14/2025	Mike Bergthold	Review draft engagement letter and affidavit. Emails and T/C w/ counsel re: same (.3) .	0.30	178.50

3.50 2,082.50

Cash Management

7/8/2025	Dan Marcoux	Process rent checks, reconcile rent roll and update property details tracker.	3.20	1,264.00
7/9/2025	Dan Marcoux	Reconcile rent checks to banking matrix. Update rent roll and A/R tracker.	0.70	276.50
7/15/2025	Mike Bergthold	Review DIP loan approval and T/C and email w/ counsel and JSH team re: same. T/C w/ counsel re: open items and budget.	1.80	1,071.00
7/15/2025	Mike Bergthold	Emails w/ counsel re: BK schedules, 13-week cash flow, lender statements/loan documents and DIP lending.	0.60	357.00
7/17/2025	Alex Kaczmariski	T/C w/ potential DIP lender.	0.80	396.00
7/17/2025	Mike Bergthold	T/C w/ counsel and potential DIP lender re: potential funding. T/C w/ AK re: status of revised budget and MOR prep.	0.50	297.50
7/23/2025	Mike Bergthold	T/C w/ potential DIP lender. F/U emails w/ counsel and AK re: same (.3).	0.30	178.50
7/24/2025	Alex Kaczmariski	T/C w/ MB and Summit re: potential DIP lending.	0.50	247.50
7/24/2025	Dan Marcoux	Meeting w/ DK, MB, and debtor counsel re: property details and DIP financing collateral.	1.10	434.50
7/24/2025	Mike Bergthold	Review revised 13-week cash flow. Emails w/ AK re: same. Review DIP motion, emails w/ team re: sales / agent status.	0.60	357.00
7/24/2025	Mike Bergthold	Emails w/ DSI re: debt information, w/ DIP lender re: term sheet, and w/ JSH team re: collateral analysis.	0.40	238.00

7/24/2025	Mike Bergthold	Emails w/ counsel re: information request, emails w/ AK re: DIP offer summary. T/C w/ R. Itkin re: same. Emails and T/Cs w/ JSH team re: collateral analysis.	0.80	476.00
7/25/2025	Mike Bergthold	Emails w/ potential DIP lenders re: status of term sheets. Emails w/ JSH team re: collateral matters and related debt analysis.	0.30	178.50
7/26/2025	Alex Kaczmariski	T/C w/ Hogan re: DIP lender package, including collateral list and 13-week.	0.50	247.50
7/29/2025	Dan Marcoux	Tenant outreach and F/U on rent collection. Review/circulate property report for 210 La Salle.	2.10	829.50
			<hr/>	
			14.20	6,849.00

Court Hearings and Preparation

7/16/2025	Mike Bergthold	Emails w/ counsel re: 341 hearing preparation. Email w/ investor counsel re: ownership and payments. Emails w/ JSH team re: valuation and sales modeling.	0.60	357.00
7/16/2025	Mike Bergthold	Prep for (.2) and T/C w/ counsel and R. Itkin re: 341 hearing (.5).	0.70	416.50
7/17/2025	Dan Marcoux	Attend 341 Hearing and provide notes to DK.	0.50	197.50
7/17/2025	Mike Bergthold	Attend 341 hearing.	0.50	297.50
			<hr/>	
			2.30	1,268.50

Travel

7/22/2025	Dan Marcoux	Travel to Sonoma for property inspections and meetings, billed @ 50% of time.	3.10	1,224.50
7/23/2025	Dan Marcoux	Return travel from Sonoma billed @ 50% of time.	3.20	1,264.00
			<hr/>	
			6.30	2,488.50

Real Estate

7/1/2025	Blake Hayes	Review and confer w/ Citrus Heights re: invoices (.4). Confer w/ Sonoma Garage re: property and name on account (.3). T/C w/ Recology re: service address(.3). L/V w/ Davis Trash and WM to confirm service address (.2).	1.50	262.50
7/1/2025	Debbie Burger	Update tracker (.3).	0.20	79.00
7/2/2025	Dan Marcoux	Process incoming mail.		
7/2/2025	Dan Marcoux	T/C w/ 19357 Hwy 12 landscaper and resident manager re: property operations, financials, and agreements (.4). Update notes and circulate to team (.5). T/C w/ AK re: 13-week, financial updates, and project management (.8).	1.70	671.50
7/2/2025	Dan Marcoux	T/C w/ 1834-1836 Ocean Front listing agent re: Air BnB listings, upcoming rentals, financials, repair history, and listing agreement (.9). F/U re: same (.2). Review turnover (.4). Update lender (.3).	1.80	711.00
7/2/2025	Dan Marcoux	Reconcile commission schedule and broker profiles for listing agents.	1.20	474.00
7/3/2025	Dan Marcoux	Reconcile commission schedule and confer w/ DK re: same.	1.10	434.50
7/3/2025	Dan Marcoux	Review title records for Del Mar properties.	1.20	474.00
7/3/2025	David Kieffer	Review and coordinate analysis and accounting. Review of property takeover and status of title and operations of Del Mar property. Review of sales and marketing.	2.20	1,309.00
7/3/2025	Debbie Burger	Process incoming pleading.	0.20	79.00
7/3/2025	Mike Bergthold	Emails w/ JSH team, KSMP and K. Mattson counsel, and property managers and tenants re: agreements, miscellaneous assets, and funds flow.	0.30	178.50
7/7/2025	David Kieffer	Review and coordinate accounting and analysis (.3). Multiple T/Cs re: status and coordinate same (.9). Review of sale requirements and files for same (.4). Review of takeover and mail and Del Mar Transactions (.2).	1.80	1,071.00

7/7/2025	Debbie Burger	Process incoming mail.	0.90	355.50
7/8/2025	Blake Hayes	Confer w/ DM re: utilities. F/U w/ SDGE re: invoices. Process and forward court filings.	0.70	122.50
7/8/2025	David Kieffer	Review and coordinate analysis (.9). T/C w/ R. Itkin and counsel and coordinate requirements for same (1.2). Review of status of property and accounting (.6).	2.70	1,606.50
7/8/2025	Debbie Burger	Coordinate shipment of check. T/Cs w/ tenants. Process incoming mail.	0.60	237.00
7/9/2025	Blake Hayes	F/U w/ SDGE re: invoices. Review properties sheet.	0.50	87.50
7/9/2025	David Kieffer	Review and coordinate property status and accounting (.5). Coordinate requirements for case and analysis and confer w/ team re: same (.4).	0.90	535.50
7/9/2025	Debbie Burger	Process incoming mail.	0.50	197.50
7/10/2025	Alex Kaczmariski	Research properties, review title, lender information, tenant details, etc.	1.50	742.50
7/10/2025	Blake Hayes	Process and forward court filing re: L. Mattson.	0.30	52.50
7/10/2025	Dan Marcoux	Review and update property details tracker and master property file.	1.10	434.50
7/10/2025	Debbie Burger	Process incoming mail. Process Fennemore termination letter.	0.80	316.00
7/11/2025	Alex Kaczmariski	Continue research of properties, review title, lender information, tenant details, etc.	0.50	247.50
7/11/2025	Cathy Garnica	T/C w/ Sonoma Hwy tenant to review tenancy matters. Draft outline of conversation and provide same to DM.	0.40	198.00
7/11/2025	Dan Marcoux	Meeting w/ R. Itkin and team re: market rents, BOVs, budget, and schedule and statements.	0.90	355.50
7/11/2025	Dan Marcoux	F/U on 1716 title report, reconcile broker schedule and review budget.		
7/11/2025	Dan Marcoux	Reconcile agenda items in prep of meeting.	1.30	513.50
7/11/2025	Dan Marcoux	Review property insurance estimates. T/C w/ Sonoma broker re: listing and prop management. T/C w/ Del Mar buyer's agent and debrief w/ DK.	2.20	869.00
7/11/2025	Debbie Burger	Process incoming mail.	0.20	79.00
7/14/2025	Blake Hayes	Process and forward mail received.	0.40	70.00
7/14/2025	Dan Marcoux	Onsite inspection of 1834-1836 Ocean Front. Catalog photos, process rent, and debrief w/ DK.	2.40	948.00
7/14/2025	Dan Marcoux	F/U on insurance, review current policies and cost analysis of estimates.	1.60	632.00
7/14/2025	Debbie Burger	Process incoming mail.	0.20	79.00
7/15/2025	Dan Marcoux	Multiple T/Cs w/ listing brokers, property managers, HVAC technicians, and tenants. Coordinate repairs. Confer w/ D. Ullo re: insurance payments and cash status.	3.40	1,343.00
7/16/2025	Blake Hayes	T/C w/ Recology re: invoices.	0.60	105.00
7/17/2025	Dan Marcoux	Multiple T/Cs w/ DK (.4), debtor's counsel (.4), CG (.2), DIP lender (.3), AK (.2), and prospective property manager (.3).	1.80	711.00
7/17/2025	Debbie Burger	Process incoming mail.	0.20	79.00
7/18/2025	Blake Hayes	Process and forward mail received. Confer w/ DM re: titles.	0.50	87.50
7/21/2025	Blake Hayes	Confer w/ CS and DM re: trash pickup. Process title list. Confer w/ DM and CN re: titles.	1.50	262.50
7/21/2025	Dan Marcoux	Coordinate onsite visits and plan for same.	1.30	513.50
7/21/2025	Dan Marcoux	Review title documents, confirm ownership details and update property tracker (1.6). Debrief w/ MB on status (.3) and F/U w/ counsel on requested info (.3).	2.20	869.00
7/21/2025	David Kieffer	Multiple T/Cs and coordinate analysis (1.2) and requirements for property and takeover of same (.4).	1.60	952.00
7/21/2025	Lindsay Wurlitzer	T/Cs and emails w/ DM re: evaluation of Vineyards parcels (.3). Prepare and provide detailed request list for same (.7).	1.00	695.00
7/21/2025	Lindsay Wurlitzer	T/C w/ K. Barr re: vineyard management. T/C w/ MB re: same and need for vineyard consultant.	0.50	347.50

7/22/2025	Blake Hayes	Confer w/ MB, CG, and DM re: removal of collector at property (.4). Review title documents (.4). Process mail (.4).	1.20	210.00
7/22/2025	Dan Marcoux	Inspect 47-49 Natoma and 18285 Hwy 12. Detail notes, correspond with tenants and update master file.	3.40	1,343.00
7/22/2025	David Kieffer	Multiple T/Cs re: analysis and coordinate same (.7). Confer w/ team re: same (.3). Review of property status and confer w/ team re: same (.4).	1.70	1,011.50
7/22/2025	Debbie Burger	Review of contracts and coordinate same (.3).	0.10	39.50
7/22/2025	Lindsay Wurlitzer	Process incoming mail.		
7/22/2025	Lindsay Wurlitzer	T/C w/ K. Barr and MB re: vineyard management.	0.50	347.50
7/22/2025	Lindsay Wurlitzer	Prep for and tour vineyard w/ K. Mattson and DM. Prepare report detailing findings.	5.00	3,475.00
7/23/2025	Blake Hayes	Review and forward mail. Process and forward title tracker.	1.30	227.50
7/23/2025	Dan Marcoux	Meeting w/ Sonoma property management re: accounting details, fees, and contract. Inspect property w/ same.	2.70	1,066.50
7/23/2025	David Kieffer	Multiple T/Cs and coordinate status of property takeover and requirements for same (1.1). Review of sale and management and contracts for same (.3).	1.40	833.00
7/24/2025	Blake Hayes	Process and forward mail.	0.70	122.50
7/24/2025	David Kieffer	Review status of properties (.4). Review of analysis and draft and edit same (.5). Multiple T/Cs re: status (.9).	1.80	1,071.00
7/25/2025	Blake Hayes	Forward fax re: PG&E property management agreement.	0.30	52.50
7/25/2025	Dan Marcoux	T/C w/ tenant at 405 London re: property history, bankruptcy order and next steps (1.0).	1.00	395.00
7/25/2025	Dan Marcoux	Coordinate access and repairs for active leak at property. F/U w/ tenant and process payment. T/C w/ CS re: same.	2.40	948.00
7/25/2025	David Kieffer	T/C and coordinate status (.7). Coordinate analysis (.3). Coordinate property management and contracts for same (.3). Confer w/ team re: accounting and analysis (.3).	1.60	952.00
7/27/2025	Dan Marcoux	T/C w/ tenant and maintenance technician re: water damage at property. F/U on status and cost.	1.10	434.50
7/28/2025	Alex Kaczmariski	Research Socotra loans and related collateral. Correspondence with Socotra.	2.00	990.00
7/28/2025	Blake Hayes	Process mail.	0.20	35.00
7/28/2025	David Kieffer	Coordinate property requirements and review of same (1.1). Confer w/ team re: onsite and accounting and analysis (.5).	1.60	952.00
7/28/2025	Debbie Burger	Process incoming mail.	0.20	79.00
7/29/2025	Alex Kaczmariski	Research Socotra loans and related collateral. Correspondence with Socotra.	2.00	990.00
7/29/2025	Blake Hayes	Forward mail.	0.20	35.00
7/29/2025	Dan Marcoux	F/U on broker agreements and finalize language. Update task tracker and confer w/ QB re: same.	2.40	948.00
7/29/2025	David Kieffer	T/C w/ R. Itkin and counsel and coordinate property requirements (1.4). Confer w/ team re: listing and contracts and review of same (1.5).	3.80	2,261.00
7/30/2025	Alex Kaczmariski	Coordinate analysis and review of same (.9).	1.00	495.00
7/31/2025	Debbie Burger	Research Socotra loans and related collateral. Correspondence with Socotra.	0.20	79.00
		T/C w/ tenant re: letter instructing where to send rents. Send detailed message to DM.		
			88.20	39,781.00

Activity	Hours	Amount
Accounting, Budget, and Reporting	119.00	53,725.50
Asset Analysis and Recovery	58.10	30,749.50
Asset Disposition	6.60	2,607.00
BK Reporting	105.60	58,008.00
Case Administration	16.60	9,107.00
Cash Management	14.20	6,849.00
Court Hearings and Preparation	2.30	1,268.50
Fee/ Employment Applications	3.50	2,082.50
Operational Management	71.90	28,910.50
Real Estate	88.20	39,781.00
Travel	6.30	2,488.50
Total Fees	492.30	235,577.00

Expenses	Amount
Airfare	414.6
Fuel	30.15
Locksmith	339.25
Lodging	361.42
Mileage	55.3
Other	150.36
Transportation	267.82
Total Expenses	1,618.90

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Exhibit 3
(August 1, 2025, through August 31, 2025)

Stapleton Group a part of J.S. Held

December 18, 2025

KS Mattson Partners LP
514 Via de la Valle
Suite 210
Solana Beach, CA 92075

RE: August 2025 Monthly Invoice

Enclosed please find the August 1, 2025 through August 31, 2025, Stapleton Group. ("Stapleton") billing. Included for your review is the following information presented in Exhibit A:

- A. Summary of Fees by Professional; pages 2- 3
- B. Time Description Detail; pages 4 - 19
- C. Summary of Compensation by Category; page 19
- D. Summary of Expenses; page 19

The total amount of hours incurred during the period total 659.50, representing fees in the amount of \$298,706.00. Stapleton has also incurred expenses in the amount of \$1,249.99. Stapleton reviewed its fees and expenses with Responsible Individual, Robbin Itkin. As such, Stapleton wrote off all meals in the amount of \$109.32. Further, and at Ms. Itkin's direction, Stapleton timekeepers partially or completely no charged meeting time throughout the month.

Asset & Operations Manager:

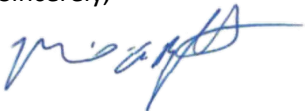
Stapleton was appointed to serve as the Debtor's Operations and Asset Manager effective as of the relief date of June 9, 2025.

Stapleton has invoiced monthly based on hourly rates multiplied by hours incurred. Stapleton's blended hourly rate for the period was \$452.93. The hourly rates by professional are consistent with those set forth in Stapleton's employment application.

Stapleton respectfully requests the fees in the net amount of \$298,706.00 and expenses in the amount of \$1,249.99 for a total of \$299,955.99 to be paid.

Should you have questions please contact me at (213) 404-0113.

Sincerely,



Mike Bergthold, Senior Managing Director

EXHIBIT A

Time Description Detail

Summary of Fees by Professional and Category, and Expenses



STAPLETON
GROUP

A PART OF  JS HELD

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324570
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 8/29/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.	PROJECT NAME
250700463	KS Mattson Partners, LP - Robbin Itkin - Mattson

Professional Services Rendered:	USD	\$ 298,706.00
Expenses:	USD	\$ 1,249.99
Invoice Total	USD	\$ 299,955.99

Rounding differences may exist compared to the detail pages



STAPLETON
GROUP

A PART OF  JS|HELD

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324570
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 8/29/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.	PROJECT NAME
250700463	KS Mattson Partners, LP - Robbin Itkin - Mattson

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
STRATEGIC ADVISORY			
Alex Kaczmariski	102.90	495.00	50,935.50
Alicia Rodmel	5.60	250.00	1,400.00
Blake Hayes	28.00	175.00	4,900.00
Cathy Garnica	43.90	495.00	21,730.50
Chase Stroman	4.80	395.00	1,896.00
Chuck Nguyen	21.50	325.00	6,987.50
Dan Marcoux	146.90	395.00	58,025.50
David Kieffer	45.30	595.00	26,953.50
David Stapleton	1.00	595.00	595.00
Debbie Burger	10.30	395.00	4,068.50
Hamish Davidson	78.20	545.00	42,619.00
Joseph Coughlin	5.50	325.00	1,787.50
Maxwell Brandon	4.10	475.00	1,947.50
Mike Berghold	28.20	595.00	16,779.00
Nick Hoffmann	3.10	475.00	1,472.50
Quintin Brown	74.60	575.00	42,895.00
Sierra Boyer	42.30	200.00	8,460.00

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0324570** WHEN REMITTING PAYMENT
J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any
other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.

Page 2 of 19



STAPLETON
GROUP

A PART OF  JS HELD

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324570
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 8/29/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.
250700463

PROJECT NAME
KS Mattson Partners, LP - Robbin Itkin -
Mattson

Yenni Liang	13.30	395.00	5,253.50
TOTAL STRATEGIC ADVISORY	659.50		298,706.00
TOTAL PROFESSIONAL SERVICES RENDERED:	659.50		\$ 298,706.00 USD

Accounting, Budget, and Reporting

8/1/2025	Alex Kaczmariski	T/C w/ Hogan to review DIP budget details. Update DIP budget file based on conversation.	1.50	742.50
8/1/2025	Alex Kaczmariski	Update DIP budget and cash flow files.	1.00	495.00
8/1/2025	Mike Bergthold	T/C w/ counsel and AK re: budget.	1.00	595.00
8/1/2025	Dan Marcoux	Multiple T/Cs w/ insurance/utility companies re: pending payables. (1.1).	1.10	434.50
8/4/2025	Alex Kaczmariski	Prepare and revise budgets to include DIP, Socotra and property by property. Revise and update accounting schedules for deposits to reflect additional invoices identified.	2.00	990.00
8/4/2025	Alex Kaczmariski		1.50	742.50
8/4/2025	Dan Marcoux	Process rent collection, create real estate dashboard and track A/P.	2.10	829.50
8/7/2025	Alex Kaczmariski	Prepare and revise budgets to include DIP, Socotra and property by property. Revise and update accounting schedules for deposits to reflect additional invoices identified.	0.50	247.50
8/7/2025	Alex Kaczmariski		1.00	495.00
8/7/2025	Alicia Rodmel	Confer w/ DM re: Solano County, PGE and Poppy Bank. Confer w/ DM re: Home Depot charges. Prepare and process deposits. Bank Run. Update check log.	2.00	500.00
8/7/2025	Dan Marcoux	Reconcile leases, A/P and A/R.	1.70	671.50
8/8/2025	Alicia Rodmel	Process deposit receipts and update check log. Confer w/ DM and AK re: updated report. Confer w/ DM re: new tenants and incoming invoices.	2.10	525.00
8/8/2025	Dan Marcoux	Meeting w/ Atty. Ullo re: upcoming agenda and pending payables. Reconcile property level budget.	2.30	908.50
8/8/2025	Mike Bergthold	Cash management and banking matters.	0.70	416.50
8/11/2025	Alex Kaczmariski	Update accounting schedules and respond to attorney's requests re: DIP budget. Meeting w/ DK and QB re: task mgmt. F/U on insurance and listing brokers.	1.80	891.00
8/11/2025	Dan Marcoux	Reconcile budget.	4.10	1,619.50
8/12/2025	Alicia Rodmel	Confer w/ SB re: A/R process. F/U w/ BH and SB re: same.	0.50	125.00
8/12/2025	Mike Bergthold	Email w/ team re: budget, roles and responsibilities, review budget and org chart. Confer w/ CN re: new entity and test check printed. Confer w/ YL re: same.	0.30	178.50
8/13/2025	Alicia Rodmel	Confer w/ SB re: outstanding invoices scanned to DM and paper invoices to process.	0.60	150.00
8/13/2025	Hamish Davidson	Provide input and review budget and SG responsibilities. Review professional fee budget and related roles/responsibilities graphics.	0.30	163.50
8/13/2025	Mike Bergthold	Emails w/ counsel and JSH team re: same. Review A/P list and emails w/ counsel re: same.	0.50	297.50
8/14/2025	Alex Kaczmariski	Update accounting schedules and respond to attorney's requests re: DIP budget.	0.70	346.50
8/14/2025	Alicia Rodmel	Confer w/ YL re: KS Mattson user access. Emails w/ DM re: insurance and security matters. Emails w/ counsel re: support and planning for 8/15/25 hearing. Emails w/ R. Itkin re: rent payments and tenants.	0.20	50.00
8/14/2025	Mike Bergthold		0.60	357.00
8/14/2025	Mike Bergthold	T/C and emails w/ AK re: budget to actual for DIP lender. Review draft of same (.9). Emails w/ broker, JSH team, and counsel re: insurance coverage (.3).	1.20	714.00
8/15/2025	Alex Kaczmariski	Update accounting schedules and respond to attorney's requests re: DIP budget.	3.70	1,831.50
8/16/2025	Alex Kaczmariski	Update accounting schedules and respond to attorney's requests re: DIP budget. Work on support for reporting schedules- diligence loan and ownership issues.	1.50	742.50
8/18/2025	Alex Kaczmariski	Ensure agreement to and/or reconciliation among schedules. Work on support for reporting schedules- diligence loan and ownership issues.	3.00	1,485.00
8/18/2025	Alex Kaczmariski	Ensure agreement to and/or reconciliation among schedules.	2.00	990.00
8/18/2025	Alicia Rodmel	Confer w/ team re: project updates. Confer w/ CN re: entities set up in Yardi.	0.20	50.00

8/18/2025	Chuck Nguyen	Set up property and bank account for 6 entities (3.0). Prepare property list. Print test checks (.3). Confer w/ team re: properties and bank codes (.3). Review and approve vendor setup (.1)	3.70	1,202.50
8/19/2025	Alex Kaczmariski	Work on support for reporting schedules- diligence loan and ownership issues. Ensure agreement to and/or reconciliation among schedules.	3.00	1,485.00
8/19/2025	Dan Marcoux	Track A/P and F/U on payments (1.2).	1.20	474.00
8/20/2025	Alex Kaczmariski	Work on support for reporting schedules- diligence loan and ownership issues. Ensure agreement to and/or reconciliation among schedules.	3.30	1,633.50
8/20/2025	Alex Kaczmariski	Work on support for reporting schedules- diligence loan and ownership issues. Ensure agreement to and/or reconciliation among schedules.	2.50	1,237.50
8/20/2025	Chuck Nguyen	T/C w/ SB re: recording incoming funds. Confer w/ SB re: bank balance for process payment (.2). Create and post incoming funds (.2). Review, post and process in-house check payment (.2).	0.60	195.00
8/20/2025	Dan Marcoux	Prepare property specific and aggregate budget for Socotra general cash collateral stipulation. Confer w/ AK and Atty. Ullo.	4.10	1,619.50
8/22/2025	Dan Marcoux	Update property budgets (.8), review A/P (.5).	1.30	513.50
8/25/2025	Alex Kaczmariski	Weekly accounting call w/ YL and SB.	0.70	346.50
8/25/2025	Chuck Nguyen	Review and post multiple current months rent payments. Create and post past month tenants rent payments. Perform bank reconciliation for multiple banks accounts.	5.20	1,690.00
8/26/2025	Alex Kaczmariski	Attention to weekly operating reports, property level budgets and DIP budget variance reporting.	1.50	742.50
8/26/2025	Chuck Nguyen	Review and post multiple tenants rent payments. Review, post and process in-house check payment. T/C w/ SB re: remaining tenants deposit for prior month.	1.70	552.50
8/26/2025	Dan Marcoux	Correspond w/ Sonoma Fire Dept re: inspections and invoices (.4). Track A/P and tasks (1.1)	1.50	592.50
8/27/2025	Chuck Nguyen	Create and post tenants rent payments (.8). Download and archive preauthorized payment confirmation (.2). Create, post and record outgoing preauthorized payment (.4). Perform bank reconciliation (.2).	1.60	520.00
8/28/2025	Alex Kaczmariski	Attention to weekly operating reports, property level budgets and DIP budget variance reporting.	3.50	1,732.50
8/28/2025	Mike Berghold	Review weekly DIP reporting and emails w/ AK re: same.	0.30	178.50
8/29/2025	Dan Marcoux	Circulate insurance costs to counsel (.2). F/U on A/P (.4).	0.60	237.00
			78.00	33,537.00
<u>Asset Analysis and Recovery</u>				
8/1/2025	Cathy Garnica	Confer w/ title re: order updates. Confer w/ DM re: 236 King.	0.40	198.00
8/1/2025	Mike Berghold	T/C w/ counsel re: open items, sale/broker listings and TIC strategy.	1.00	595.00
8/1/2025	Quintin Brown	Partially attend meeting with R. Itkin, Hogan, SG JSH teams re: motions, property management and liquidity. T/C w/ DM re: case management and priority action items. Updates to action log re: same.	1.00	575.00
8/3/2025	Mike Berghold	Emails w/ JSH team re: title matters. Emails w/ counsel re: Emergency Ex Parte motion re: properties (.7). Review motion, review property files, review Mattson provided spreadsheets and title reports. Email analysis to counsel (1.1).	1.80	1,071.00
8/4/2025	Cathy Garnica	Confer w/ HD re: requests for reporting and provide same (.1). Confer w/ title re: status and request of additional reports (.3).	0.40	198.00
8/6/2025	Cathy Garnica	Review correspondence re: hearing. T/C w/ title re: reports.	0.60	297.00
8/7/2025	Cathy Garnica	Exchanges w/ HD re: KSMP sold properties for 2022-2024 (.3). Review various records and compile backup for schedule (1.1). Prepare transfer schedule to reflect information re: same and provide to HD (.9).	2.30	1,138.50

8/7/2025	Mike Bergthold	Emails w/ JSH team and counsel re: document issues, claims, property issues, and property management plans.	0.60	357.00
8/8/2025	Cathy Garnica	T/C w/ HD re: schedule of sold properties. F/U call w/ HD and counsel re: same. F/U w/ title re: updated reports.	0.70	346.50
8/8/2025	Mike Bergthold	Prep for and T/C w/ prop manager and JSH team (.6). Review Sasaki vineyard information and related filing (.2).	0.80	476.00
8/8/2025	Mike Bergthold	Emails and T/C w/ DSI re: Sasaki property (.5), F/U emails w/ counsel re: same (.1).	0.60	357.00
8/11/2025	Cathy Garnica	Confer w/ DM re: updates. Exchanges w/ AK re: closing statements.	0.40	198.00
8/12/2025	Cathy Garnica	Confer w/ team re: court documents and backup for same.	0.30	148.50
8/13/2025	Cathy Garnica	Confer w/ AK re: closing statements (.1). T/Cs w/ title company re: same (.2). Correspond w/ legal for title company (.2). Confer w/ title re: review of file (.2). Confer w/ DM and BH re: schedule (.1).	0.80	396.00
8/13/2025	Cathy Garnica	Review correspondence re: TIC's for Natoma/Auburn and 230 E Napa and respond to same.	0.30	148.50
8/15/2025	Cathy Garnica	T/C w/ counsel re: schedules. Review same (.3). F/U w/ AK re: same (.2). Confer w/ BH re: preparing files (.2). Meeting w/ DK and MB re: liens and schedule to reflect crossed properties (.6). F/U w/ AK re: same (.1).	1.40	693.00
8/15/2025	Mike Bergthold	T/C and emails w/ DK and AK re: cross collateralization issues.	0.30	178.50
8/16/2025	Cathy Garnica	Review files for loan documents.	1.30	643.50
8/18/2025	Cathy Garnica	Review correspondence re: requests. F/U w/ title re: updated reports. Review correspondence re: marketing and listings.	0.40	198.00
8/18/2025	Dan Marcoux	Meeting w/ DK and counsel re: 1834-36 Ocean Front equity and rent potential. Coordinate Del Mar site visit w/ broker. T/Cs w/ tenants.	2.40	948.00
8/19/2025	Cathy Garnica	Review correspondence re: Natoma call (.3). Confer w/ DM re: easements for 62 Farragut (.3). Confer w/ title re: easements (.3). Confer w/ AK re: liens. Research same and provide documents (.4). T/C w/ AK re: same (.2). Confer w/ legal for Fidelity re: status of request (.3).	1.80	891.00
8/20/2025	Cathy Garnica	Review various properties	1.60	792.00
8/20/2025	Quintin Brown	Meet w/ DK and MB re: property equity analysis, lien issues and abandonment. Review case files and confer w/ DB re: request for copy of order. Forward same to title.	0.50	287.50
8/21/2025	Cathy Garnica		0.30	148.50
8/22/2025	Alex Kaczmariski	Perform financial analysis on crossed debt and TIC ownership.	2.50	1,237.50
8/22/2025	Mike Bergthold	Emails and T/C w/ QB and AK re: debt analysis and asset values.	0.30	178.50
8/23/2025	Alex Kaczmariski	Perform financial analysis on crossed debt and TIC ownership.	1.00	495.00
8/23/2025	Cathy Garnica	Review of each Socotra loan, compare to title, retrieve deed and prepare tracker to show cross collateralized property with original and estimated amounts due as of February 2025. Review schedule of reported cross collateralized loans and notes re: same.	6.30	3,118.50
8/23/2025	Quintin Brown	Review property equity analysis w/ AK. Summarize priorities from same. Property equity review w/ QB and DK.	0.60	345.00
8/25/2025	Alex Kaczmariski		0.50	247.50
8/25/2025	Cathy Garnica	Prep for (.8) and attend call w/ team to review equity schedule and discuss cross collateralized projects (1.0).	1.80	891.00
8/25/2025	Cathy Garnica	F/U w/ title's counsel re: status of closing statements. Confer w/ title re: plotted easements. F/U w/ DM re: same.	0.50	247.50
8/25/2025	Cathy Garnica	Begin to review all other loans on title to determine cross collateralization. Prepare updated schedule to reflect same and other liens. Exchanges w/ title re: request of additional documentation.	6.10	3,019.50
8/25/2025	Mike Bergthold	Emails w/ JSH team, KM counsel, and counsel re: status of properties and debt, PO box, and retention.	0.30	178.50

8/25/2025	Quintin Brown	Status update w/ MB (.2). Meet with SG team re: property equity, crossed liens, sale prices and priority action items for the week (1.4). Prep for and summarize notes /action items from same (.3).	1.90	1,092.50
8/26/2025	Cathy Garnica	Review Gateway properties (.5). Prepare outline of same (.4). Review title reports and various exchanges w/ title re: same (.8). Provide same w/ backup to team and counsel (.2). Confer w/ DK re: same and agreements (.3). Review f/u correspondence for Gateway and respond (.2).	2.40	1,188.00
8/26/2025	Cathy Garnica	Meeting w/ counsel to discuss various properties and schedules. F/U re: Gateway and Farragut properties. Confer w/ QB re: same and Natoma/Auburn properties.	1.70	841.50
8/26/2025	Cathy Garnica	Review and respond to QB's questions re: details for reporting. Various exchanges w/ title re: release questions.	0.30	148.50
8/26/2025	Mike Bergthold	Emails w/ JSH team and counsel re: subtractions and additions to property list. T/C w/ DK and DSI re: property ownership.	0.20	119.00
8/26/2025	Mike Bergthold	Bi-weekly team call w/ JSH team and counsel (1.0). Emails w/ JSH team re: PM and equity in RE portfolio (.1).	1.10	654.50
8/26/2025	Quintin Brown	Partially attend biweekly meeting w/ R. Itkin, Hogan, and SG team re: case issues. Meet w/ CG re: title and ownership report.	1.10	632.50
8/27/2025	Cathy Garnica	T/C w/ QB re: liens and f/u requests (.1). Research and f/u re: same (.3). Confer w/ team re: lien releases and status of same (.2). Review ownership for Natoma provided and revert comments to same (.3)	0.90	445.50
8/27/2025	Cathy Garnica	Prepare and attend T/C w/ Natoma TIC's. Debrief w/ team re: same.	1.30	643.50
8/27/2025	Quintin Brown	Continue review of and revisions to analyses re: property equity, cross collateralized properties, underwater properties, and DIP lender reporting. Analyze and summarize Socotra portfolio economics and options.	4.20	2,415.00
8/28/2025	Alex Kaczmariski	Research title and debt issues re: properties. Locate lender statements and perform crossed debt and net property equity analysis.	0.50	247.50
8/28/2025	Cathy Garnica	Confer w/ HD re: Gateway property taxes (.2). Review same and provide recap of same to HD (.3).	0.50	247.50
8/28/2025	Cathy Garnica	Finalize schedules reflecting updated liens and details of each against each property (1.2). Finalize reconciliation of Socotra loans and encumbrances of same (1.4). Review QB's schedule and provide comments to same (.3). Confer w/ QB re: all (.2).	3.10	1,534.50
8/28/2025	Cathy Garnica	Various exchanges w/ title re: amended prelims.	0.80	396.00
8/29/2025	Cathy Garnica	T/C w/ team, counsel and LFM to review Gateway, TICS and other property matters.	1.00	495.00
8/29/2025	Cathy Garnica	Confer w/ title re: update of Gateway chain of title and amended prelims (.4). Review request from HD re: details of released liens and provide same (.2).	0.60	297.00
			63.50	32,636.50

Asset Disposition

8/4/2025	Dan Marcoux	Meeting w/ DK, and counsel re: 18285 Hwy 12 notice of abatement. F/U w/ City Atty. and coordinate repair estimates.	1.90	750.50
8/5/2025	Dan Marcoux	Reconcile broker schedules, T/C w/ T. Wohl re: listing, F/U on title reports and BOVs, circulate property details.	2.10	829.50
8/19/2025	Dan Marcoux	Multiple T/Cs w/ listing brokers (1.6). Meeting w/ DK, R. Itkin, Atty. Brady, and Atty. Ullo re: sales procedures and Del Mar properties (1.1).	2.70	1,066.50
8/26/2025	Dan Marcoux	T/C w/ listing brokers re: market values and feedback (.5). Confer w/ brokers re: rent analysis (.6).	1.10	434.50
8/27/2025	Dan Marcoux	Review market analysis for property listing prices. F/U w/ brokers on analysis and rents.	1.10	434.50
8/29/2025	Dan Marcoux	Meeting w/ Sonoma City Atty re: 18285 Hwy 12 notice of abatement and required tasks. F/U w/ demo contractors on estimates.	1.20	474.00

8/29/2025	Dan Marcoux	Confer w/ brokers re: market rents and listing prices (.5).	0.50	197.50
			10.60	4,187.00
<u>BK Reporting</u>				
8/1/2025	Alex Kaczmariski	T/C w/ HD and QB to review IRR and DR schedules. Compile documents and prepare schedules for IRR and DR reporting.	2.00	990.00
8/1/2025	Hamish Davidson	Review emails and respond to questions re: IRR.	0.40	218.00
8/1/2025	Hamish Davidson	Research issues related to relativity files needed for SOFA.	0.40	218.00
8/1/2025	Hamish Davidson	Attend bi-weekly check-in with counsel.	1.00	545.00
8/1/2025	Hamish Davidson	Research and work on answers for SOFA.	4.70	2,561.50
8/1/2025	Hamish Davidson	Attend IRR/DR status call.	0.50	272.50
8/1/2025	Hamish Davidson	Work on IRR items and F/U w/ counsel re: same.	0.50	272.50
8/1/2025	Quintin Brown	Attend meeting w/ JSH team re: IDR progress (.5). Prep for and summarize notes from same (.3). Update IDR responses and checklist. Circulate same to JSH team (.5)	1.30	747.50
8/2/2025	Hamish Davidson	Review counsel correspondence re: data and updates re: SOFA.	0.80	436.00
8/3/2025	Hamish Davidson	Review and respond to counsel's correspondence.	1.10	599.50
8/4/2025	Alex Kaczmariski	T/C w/ attorneys re: SOFA and schedules and statement filings.	1.00	495.00
8/4/2025	Alex Kaczmariski	Prepare for (.2) and attend T/C w/ MB and E. Held (DSI) re: June MOR filings (.5).	0.70	346.50
8/4/2025	Hamish Davidson	Review emails and documents from counsel re: bankruptcy schedules.	1.00	545.00
8/4/2025	Hamish Davidson	Research information and populate SOFA.	5.10	2,779.50
8/4/2025	Hamish Davidson	Internal call regarding SOFA and bank account information.	0.20	109.00
8/4/2025	Hamish Davidson	T/C w/ counsel re: BK schedules and SOFA.	1.00	545.00
8/4/2025	Hamish Davidson	Participate in internal follow-on call re: BK schedules and SOFA.	0.30	163.50
8/4/2025	Mike Bergthold	Prep for and T/C w/ DSI and AK re: MOR schedules and assets in each respective estate (.5). Emails w/ HD and counsel re: Mattson motion and schedule prep (.2).	0.70	416.50
8/4/2025	Quintin Brown	Status update w/ JSH team and Hogan re: IDR. Review same.	0.60	345.00
8/5/2025	Alex Kaczmariski	Research loan and title issues, pull documents for IDI/IRR reporting.	1.50	742.50
8/5/2025	Hamish Davidson	Work on BK Schedules and incorporate counsel requests on LFM creditors.	5.80	3,161.00
8/5/2025	Hamish Davidson	Work on SOFA and addressed counsel comments.	2.80	1,526.00
8/5/2025	Hamish Davidson	Discuss analysis of bank details from Relativity internally w/ team.	0.60	327.00
8/5/2025	Maxwell Brandon	Review and create roll forward of bank statements for 5 bank accounts over a 1-year period. Note any missing statements.	2.60	1,235.00
8/5/2025	Maxwell Brandon	T/C w/ QB and HD re: background and bank statements.	0.40	190.00
8/5/2025	Quintin Brown	Confer w/ HD re: SOFA, preference payments and payments to insiders (.2). Meeting w/ HD and MAB re: same (.4). Review preliminary analysis of same (.4).	1.00	575.00
8/6/2025	Alex Kaczmariski	T/C w/ attorneys re: SOFA and schedules and statement filings.	2.50	1,237.50
8/6/2025	Dan Marcoux	Meeting w/ R. Itkin re: schedules and global notes. Reconcile documents and F/U w/ team on status.	2.60	1,027.00
8/6/2025	Dan Marcoux	Detail Stapleton Group tasks and agendas for response to Judge.	1.80	711.00
8/6/2025	Hamish Davidson	Work on bank accounts review and analysis.	4.50	2,452.50
8/6/2025	Hamish Davidson	Counsel correspondence and updates.	0.60	327.00
8/6/2025	Hamish Davidson	Work on BK schedules and SOFA and f/u with counsel re: same.	2.80	1,526.00
8/6/2025	Hamish Davidson	Internal T/C re: requested schedule updates.	0.40	218.00
8/6/2025	Hamish Davidson	Attend T/C re: BK Schedules and SOFA.	0.80	436.00
8/6/2025	Maxwell Brandon	T/C w/ QB and HD re: debrief of bank statement findings.	0.50	237.50
8/6/2025	Mike Bergthold	Emails w/ counsel re: status of schedules. T/C w/ QB and HD re: challenges with information completeness and presentation protocols.	0.40	238.00
8/6/2025	Mike Bergthold	Review schedules and statements (.6), confer w/ JSH team re: same (.2).	0.80	476.00

		Meet w/ Hogan, R. Itkin, and JSH team re: SOFA / SOAL. F/U correspondence re: notes from same.		
8/6/2025	Quintin Brown	IDR and SOFA prep w/ HD and MAB (.3). Meetings with JSH team re: same (.2). Status updates w/ MB and DM re: property management, filings, action log and review docs for same (.7). Review draft SOFA / SOAL (1.7).	2.50	1,437.50
8/6/2025	Quintin Brown	Research loan and title issues, pull documents for IDI/IRR reporting.	2.90	1,667.50
8/7/2025	Alex Kaczmariski	Internal call w/ HD, QB and DM re: BK filings.	1.00	495.00
8/7/2025	Alex Kaczmariski	Prepare, review and update BK filing schedules and statements.	0.50	247.50
8/7/2025	Alex Kaczmariski		1.50	742.50
8/7/2025	Blake Hayes	Process and forward BK schedules and confer w/ HD re: same. T/C w/ junk removal and pest control vendor re: scheduling times. Confer w/ DM re: same.	5.00	875.00
8/7/2025	Dan Marcoux	Meeting w/ team re: SOFA (1.0). Review/ compile notes (.8).	1.80	711.00
8/7/2025	Dan Marcoux	Reconcile schedules and statements, F/U on Sasaki Vineyards.	2.40	948.00
8/7/2025	Hamish Davidson	Review notes and actions from call with counsel and R Itkin. Compare Master Property schedule with KM 6/30/23 list.	0.80	436.00
8/7/2025	Hamish Davidson		1.20	654.00
8/7/2025	Hamish Davidson	Work on BK schedule updates from call with counsel and R Itkin. Work on SOFA and schedule updates (2.2) Update log (.8) and confer w/ counsel re: same (.5).	1.50	817.50
8/7/2025	Hamish Davidson		3.50	1,907.50
8/7/2025	Hamish Davidson	Attend T/C to review outstanding items on BK Schedules and SOFA.	1.20	654.00
8/7/2025	Maxwell Brandon	T/C w/ QB, DM, AK and HD re: next steps and data issues.	0.60	285.00
8/7/2025	Mike Berghthold	Myriad emails w/ JSH and counsel re: SOFA and related schedules. Working session w/ JSH team re: SOFA /SOAL preparation (1.0). F/U correspondence re: same (.2). T/C w/ HD re: status of SOFA SOAL (.2). Review updated drafts of SOFA/SOAL and supporting banking information (.4).	1.00	595.00
8/7/2025	Quintin Brown	Comments to JSH team re: same (.1).	1.90	1,092.50
8/8/2025	Alex Kaczmariski	Research loan and title issues, pull documents for IDI/IRR reporting.	1.50	742.50
8/8/2025	Alex Kaczmariski	Prepare, review and update BK filing schedules and statements.	1.50	742.50
8/8/2025	Hamish Davidson	Work on updates to BK Schedules and exchanges with counsel re: same.	2.80	1,526.00
8/8/2025	Hamish Davidson	Work on updates to SOFA.	2.70	1,471.50
8/8/2025	Hamish Davidson	Attend bi-weekly meeting with counsel. Partially attend meeting w/ Hogan, JSH team, and R. Itkin re: SOFA/SOAL filings, property management, upcoming hearings and DIP funding. Draft operating plan and confer w/ DK and DM re: same.	1.00	545.00
8/8/2025	Quintin Brown	Review and triage SOFA /SOAL updates w/ JSH team and Hogan (2.8). Follow up meetings /correspondence w/ Hogan and JSH team re: SOFA /SOAL finalization (1.0). Review, revise, and finalize same (.7).	1.30	747.50
8/8/2025	Quintin Brown		4.50	2,587.50
8/11/2025	Alex Kaczmariski	Internal call w/ HD, QB and CG re: IDI/IRR forms and project status.	0.50	247.50
8/11/2025	Alex Kaczmariski	Compile documents and draft IDI/IRR forms. Review Schedules and SOFA as filed. Archive prior work product.	2.00	990.00
8/11/2025	Hamish Davidson		0.70	381.50
8/11/2025	Hamish Davidson	Work on IRR/DR items.	0.80	436.00
8/11/2025	Hamish Davidson	Work on Verita schedule updates for creditors.	2.30	1,253.50
8/11/2025	Hamish Davidson	Participate in IDR status review meeting. Emails w/ R. Itkin, JSH and counsel re: banking and payment matters. JSH team meeting re: roles and responsibilities, support schedules responsive to court request.	0.60	327.00
8/11/2025	Mike Berghthold	Review status of IDR form. Working session with HD and AK re: same. Meet w/ DK and DM re: engagement scope, demands, accountabilities, A/P, and priorities.	0.70	416.50
8/11/2025	Quintin Brown	Prep for and summarize notes from same. Draft and review workplan, org chart, and priorities between JSH, property manager, and broker. Coordinate w/ JSH team re: same and iterate plan.	2.40	1,380.00
8/11/2025	Quintin Brown		2.60	1,495.00
8/12/2025	Alex Kaczmariski	Internal call w/ HD, QB and CG re: IDI/IRR forms and project status.	0.50	247.50

8/12/2025	Alex Kaczmariski	T/C w/ JC re: assistance with completing Attach D to IDI forms.	0.50	247.50
8/12/2025	Alex Kaczmariski	Compile documents and draft IDI/IRR forms.	3.50	1,732.50
8/12/2025	Hamish Davidson	Update and un-redact schedules for Verita.	1.50	817.50
8/12/2025	Hamish Davidson	Worked on IRR/DR (.6) and participate in team status call (.2).	0.80	436.00
8/12/2025	Hamish Davidson	Participate in bi-weekly review meeting with counsel.	1.00	545.00
8/12/2025	Joseph Coughlin	Review of documents.	0.50	162.50
		Draft scope, workplan, accountabilities and budget for distribution to court.		
8/12/2025	Quintin Brown	Review draft w/ JSH team. Finalize workplan and circulate to JSH team.	2.90	1,667.50
		Biweekly meeting w/ Hogan, R. Itkin, and JSH team re: case matters, upcoming hearing, etc.		
8/12/2025	Quintin Brown	Triage IDR and workplan matters w/ AK and HD. Working session w/ AK and HD re: IDR. Working sessions w/ DK and MB re: workplan, asset management, BK administration, and 8/15/25 hearing prep.	1.20	690.00
8/12/2025	Quintin Brown		2.10	1,207.50
8/13/2025	Alex Kaczmariski	Compile documents and draft IDI/IRR forms.	4.50	2,227.50
8/13/2025	Hamish Davidson	Work on IRR/DR and liaised with counsel.	1.30	708.50
8/13/2025	Hamish Davidson	Discuss litigation items w/ counsel and produce revised litigation schedule.	0.70	381.50
8/13/2025	Hamish Davidson	Participate in status review call of IRR/DR.	0.60	327.00
8/13/2025	Joseph Coughlin	Layer data into Schedule D for Bankruptcy.	5.00	1,625.00
		Review R. Itkin affidavit and emails w/ counsel re: same. Myriad emails w/ counsel and JSH team re: support schedules and insurance matters.		
8/13/2025	Mike Berghthold	Meet w/ DK and MB re: workplan, accountabilities, and budget (.4). Draft and circulate same to Hogan for review (.5). Partially attend meeting w/ AK and HD re: IDR progress and production (.3). Partially attend meeting w/ Hogan, DK and AK re: prep for 8/15 hearing and workplan (.3).	0.80	476.00
8/13/2025	Quintin Brown	Review and incorporate comments from JSH team and Hogan re: work plan, scope, and IDR.	1.50	862.50
8/13/2025	Quintin Brown	Continued review and incorporation of comments from JSH team and Hogan re: work plan, scope, and IDR. Finalize and circulate same.	1.90	1,092.50
8/13/2025	Quintin Brown		2.10	1,207.50
8/14/2025	Alex Kaczmariski	Compile documents and draft IDI/IRR forms.	1.00	495.00
8/14/2025	Hamish Davidson	Review final IRR documents submitted to counsel.	0.60	327.00
		Review and incorporate comments from R. Itkin, JSH team, and Hogan re: work plan and scope. Review biweekly DIP reporting. Circulate comments to AK re: same.		
8/14/2025	Quintin Brown		1.30	747.50
8/15/2025	Alex Kaczmariski	Comple IDI forms, detail schedules, crossed debt analysis	3.00	1,485.00
8/15/2025	Alex Kaczmariski	Compile documents and draft IDI/IRR forms.	1.00	495.00
8/15/2025	Hamish Davidson	Review IDR comments from counsel and worked on follow-up items.	0.50	272.50
		Status updates w/ DM and AK re: critical property matters, IDR revisions, MOR, DIP reporting. Update action log for same. Meet w/ AK and DK re: properties requiring abandonment. Review listing of same.		
8/15/2025	Quintin Brown		1.60	920.00
8/15/2025	Quintin Brown	Field IDI comments from Hogan. Review R. Itkin declaration re: 8/15 hearing. Review IDI package. Working session w/ R. Itkin, E. McNeilly, and AK re: same.	0.50	287.50
8/16/2025	Quintin Brown	Summarize and circulate notes from same.	1.60	920.00
8/18/2025	Alex Kaczmariski	Complete court reporting forms for IDI, July MOR and Schedules/Statements.		
8/18/2025	Hamish Davidson	Work on converting Schedules and SOFA's to Excel at request of counsel.	3.50	1,732.50
		Review draft IDI documents. Emails w/ AK re: same. Team meeting re: cross collateralization, filing deadlines, and budget.	2.50	1,362.50
8/18/2025	Mike Berghthold	Partially attend meeting w/ R. Itkin, SG team and counsel re: case issues, upcoming filings and hearings.	0.80	476.00
8/18/2025	Quintin Brown		0.70	402.50
8/18/2025	Quintin Brown	Review IDI requests and MOR (1.1). Confer w/ SG team re: same (.2).	1.30	747.50
		Participate in calls with E. McNeilly regarding comments and changes to July MOR and IDI schedules.		
8/19/2025	Alex Kaczmariski		0.80	396.00
8/19/2025	Alex Kaczmariski	Complete court reporting forms for IDI, July MOR and Schedules/Statements.	3.00	1,485.00

8/19/2025	Hamish Davidson	Transfer all Schedule and SOFA attachments to Excel at request of counsel.	4.10	2,234.50
8/19/2025	Quintin Brown	Review updated IDI docs and MOR draft (.6). Discuss property equity analysis w/ SG team (.2)	0.80	460.00
8/20/2025	Alex Kaczmariski	Participate in calls with E. McNeilly regarding comments and changes to July MOR and IDI schedules.	1.50	742.50
8/20/2025	Alex Kaczmariski	Complete court reporting forms for IDI, July MOR and Schedules/Statements.	2.00	990.00
8/20/2025	Dan Marcoux	Updates to counsel re: IDI and 431a hearing. Review/circulate listing agreement for 1834-36 Ocean Front. Review/update response to Atty. Pollock.	1.70	671.50
8/20/2025	Hamish Davidson	Research Schedule D reconciling items for AK re: IDI.	0.50	272.50
8/20/2025	Quintin Brown	IDI triage and prep for 341 hearing. Review correspondence w/ Hogan, R. Itkin, and SG team re: same.	1.20	690.00
8/21/2025	Alex Kaczmariski	Complete court reporting forms for IDI, July MOR and Schedules/Statements.	1.00	495.00
8/21/2025	Dan Marcoux	Catalog emails, reconcile docs, and prep for 341a hearing.	2.80	1,106.00
8/21/2025	Quintin Brown	Review insurance matters, IDI, and MOR. Correspondence w/ SG team, counsel, and R. Itkin re: same.	1.70	977.50
8/22/2025	Alex Kaczmariski	Work on Weekly Operating Report and weekly dashboard.	1.50	742.50
8/22/2025	Quintin Brown	Analyze equity by property. Review liens and TIC interest in same and reconcile to SOAL and MORs.	2.70	1,552.50
8/23/2025	Alex Kaczmariski	Work on Weekly Operating Report and weekly dashboard.	0.50	247.50
8/25/2025	Alex Kaczmariski	Attention to weekly operating reports, property level budgets and DIP budget variance reporting.	1.00	495.00
8/25/2025	Quintin Brown	Update property values and equity analysis. Review liens and cross collateralization re: same. Review MTD 8/31 MOR, cumulative cash flow report to DIP lender, upcoming A/P and A/R. Discuss same w/ AK.	2.80	1,610.00
8/26/2025	Dan Marcoux	Meeting w/ R. Itkin and DK re: prep for IDI hearing. T/C w/ Atty. Arkow re: PM agreement. Provide updates to counsel re: 5200 Gateway Plaza.	2.10	829.50
8/26/2025	Quintin Brown	Update analyses/reporting re: property equity, crossed collateralization, TIC impact on equity, SOAL amendments and creditor questionnaire (3.6). Confer w/ SG team re: same and summarize priority action items (.6). Analyze DIP vs cash collateral benefits (.5)	4.70	2,702.50
8/27/2025	Hamish Davidson	Review counsel correspondence re: Gateway properties.	0.80	436.00
8/27/2025	Hamish Davidson	Review title and other files for Gateway properties and drafted Master file additions.	2.30	1,253.50
8/27/2025	Quintin Brown	Correspondence w/ SG team re: updates to amended SOAL, property equity analysis, IDI, MORs, and biweekly DIP lender reporting (.4); review reporting re: same (1.1).	1.50	862.50
8/28/2025	Hamish Davidson	Research and follow up on property tax matters relating to Gateway properties.	0.50	272.50
8/28/2025	Hamish Davidson	Split schedules as filed and create individual files. Work on Gateway.	1.00	545.00
8/28/2025	Mike Berghold	Emails and T/Cs w/ R. Itkin, counsel and JSH team re: status of LFM real estate, budget to actual, DIP hearing date and motion review (.5).	0.50	297.50
8/28/2025	Quintin Brown	Confer w/ MB re: plan and disclosure statement and case priorities.		
8/28/2025	Quintin Brown	Correspondence re: updated title reports, crossed liens and updated loan balances.	0.80	460.00
8/29/2025	Hamish Davidson	Revise Schedules A, D, EF Part 1 and 206 SUM and provide same to counsel.	3.60	1,962.00
8/29/2025	Hamish Davidson	Research and review lien releases.	0.30	163.50
8/29/2025	Quintin Brown	Partially attend T/C w/ UCC professionals and Hogan re: DIP loan /agreement and liquidity (.7). Prep for, summarize action items from, and debrief w/ SG team re: same (.4).	1.10	632.50

Operational Management

8/1/2025	Chase Stroman	T/Cs and emails w/ tenant (.3). appliance repair companies (.7) and DM re: stove for 18285 Sonoma unit 4 (.4).	1.40	553.00
8/1/2025	Dan Marcoux	Meeting w/ R. Itkin, counsel and team re: bi-weekly status update, motions, property management and debt.	1.00	395.00
8/1/2025	Dan Marcoux	Meeting w/ Atty. Ullo and M. Romeo re: 405 London. F/U w/ DU on agenda items. F/U w/ tenants and draft/circulate letters.	2.60	1,027.00
8/1/2025	Dan Marcoux	T/C w/ Sonoma Properties re: management (.4). Discussions w/ team on agenda (.6) and F/U on tasks (.8).	1.80	711.00
8/4/2025	Alex Kaczmariski	T/C w/ property manager.	0.40	198.00
8/4/2025	Chase Stroman	Messages w/ DM re: locksmith and pest control at 18285 Sonoma. T/Cs to locksm	1.80	711.00
8/4/2025	Cathy Garnica	Review payment and confer w/ MB re: same (.2).	0.20	99.00
8/4/2025	Dan Marcoux	T/Cs w/ janitorial vendors for estimates (.6). Update task log and circulate w/ team (.7). F/U re: prop management agreements (1.3).	2.60	1,027.00
8/5/2025	Chase Stroman	Email to DM re: 1022 1st St. mail received. Arrange locksmith payment and keys f	0.50	197.50
8/5/2025	Dan Marcoux	Meeting w/ R. Itkin and team re: bi-weekly check in. Update tasks.	1.80	711.00
8/5/2025	Dan Marcoux	Catalog emails, prep agenda items for status call and track expenses.	1.40	553.00
8/5/2025	Yenni Liang	Confer w/ AK re: new account. Review and submit new account request form to L. Brown.	0.30	118.50
8/7/2025	Alex Kaczmariski	Follow up on status of bank account opening.	0.50	247.50
8/8/2025	Alex Kaczmariski	Follow up on status of bank account opening.	0.50	247.50
8/8/2025	Alex Kaczmariski	T/C w/ property manager.	0.50	247.50
8/8/2025	Dan Marcoux	Meeting w/ Atty. McNeilly and team re: Sasaki Vineyards (.7). Review title records to confirm debt and ownership (1.1). Confer w/ DK re: same (.5).	2.30	908.50
8/8/2025	Dan Marcoux	Meeting w/ Atty. Itkin re: DIP, TICs, property management, and brokers. F/U on action items and provide status updates.	1.90	750.50
8/8/2025	Yenni Liang	Review and provide wire instructions to AK and MB (.1). Various T/Cs w/ AK, L. Brown and MB re: various banking matters (.4). Update bank matrix (.3). Confer w/ CN re: Yardi set up (.1). Provide update to AK, DM and MB re: incoming wire (.1).	1.00	395.00
8/11/2025	Chase Stroman	T/C w/ 1022 1st tenant re: rent received. Messages w/ DM re: updates. R/T travel t	0.90	355.50
8/11/2025	Dan Marcoux	Coordinate onsite property tours, organize itinerary and schedule meetings w/ contractors. Track A/P.	3.20	1,264.00
8/11/2025	Sierra Boyer	Confer w/ YL re: manual wires. Process paper invoices.	0.50	100.00
8/11/2025	Yenni Liang	Confer w/ internal team re: A/P payments and accounting (.2). T/C w/ CNB re: signer authority and manual wires (.3). Review A/P check run (.5). Meeting w/ team re: A/P priority (.5)	1.50	592.50
8/12/2025	Sierra Boyer	Process A/R. Confer w/ BH re: A/P request. Confer w/ DM re: cash receipts and tenant list. Update check log.	2.50	500.00
8/13/2025	Chase Stroman	Messages w/ DM re: keys.	0.10	39.50
8/13/2025	Cathy Garnica	T/C w/ tenant re: fire (.1). F/U w/ DM re: same (.1).	0.20	99.00
8/13/2025	Chuck Nguyen	Set up owner, property, bank account and project vendors.	1.10	357.50
8/13/2025	Sierra Boyer	Confer w/ YL, AK, QB and CN re: A/P requests and account info. Confer w/ BH and DM re: invoice PDFs. Confer w/ YL re: payment methods. Process A/P.	3.50	700.00
8/13/2025	Yenni Liang	Process A/R. F/U w/ CNB re: signer. Confer w/ team re: invoices and payment method. Confer w/ R. Itkin re: authority for CNB accounts. T/C w/ CNB re: same. Confer w/ MB and SB re: A/P run.	1.50	592.50
8/14/2025	Chuck Nguyen	Archive bank information. Set up property and bank account for 3 entities.	1.70	552.50
8/14/2025	Sierra Boyer	Confer w/ DM re: insurance. Confer w/ BH re: invoices. Confer w/ vendor re: invoices. Process A/P. Confer w/ YL and CN re: account balances. Confer w/ MB re: signature card.	2.80	560.00

		Review A/P (.6). Confer w/ SB re: cash balances (.2). Confer w/ CNB re: online services (.2). Process signature card and send to CNB (.3). Download CNB transaction list and provide to AK (.2). CNB online banking administration (.5).	2.00	790.00
8/14/2025	Yenni Liang			
8/15/2025	Chuck Nguyen	Set up property and bank account for 4 entities.	2.00	650.00
8/15/2025	Sierra Boyer	Process A/P. Confer w/ BH re: invoice. Confer w/ vendor re: online payment.	1.40	280.00
8/16/2025	Dan Marcoux	Meeting w/ QB re: pending tasks. F/U w/ PM re: repair costs. T/C w/ DK re: insurance, property status and financials.	2.70	1,066.50
8/18/2025	Alex Kaczmariski	T/C w/ Hogan, DK and DM re: property management and leasing issues for Del Mar properties.	0.50	247.50
8/18/2025	Dan Marcoux	Reconcile rent roll and insurance docs. Circulate schedules w/ potential managers for onboarding.	1.40	553.00
8/18/2025	Dan Marcoux	Bi-weekly status update w/ counsel and team re: prop mgmt, broker agreements, TICs, and cash collateral.	1.10	434.50
8/18/2025	Sierra Boyer	Process A/P. Confer w/ BH re: wire instructions. Confer w/ team re: invoices and wire instructions. Create new vendor.	4.90	980.00
8/18/2025	Yenni Liang	Review and approve positive pay. CNB online administration. Meeting w/ AK, CN and SB re: A/P weekly check run.	1.50	592.50
8/19/2025	Dan Marcoux	Correspond w/ tenants re: req'd documents. (1.3) Confer w/ prospective manager on agreement (1.1).	2.40	948.00
8/19/2025	Sierra Boyer	Confer w/ YL re: ACH payments. Process A/P. Confer w/ BH re: A/P. Confer w/ vendors re: invoices. Confer w/ DM re: invoices, W9s, reimbursements and ACH payments. Process positive pay.	4.00	800.00
8/19/2025	Yenni Liang	Confer w/ SB and L. Brown re: returned payments (.2). Various T/Cs w/ CNB re: positive pay (.4). Confer w/ R. Itkin re: payment to Itkin Solutions (.2). Review various wires (.5). Review and approve positive pay (.2)	1.50	592.50
8/20/2025	Dan Marcoux	F/U w/ insurance broker re: 3003 Castle. Coordinate site visit for req'd documentation, correspond w/ LFM re: add'l policies.	2.10	829.50
8/20/2025	Sierra Boyer	Process A/P. Confer w/ CN re: cash receipts and A/P. Confer w/ DM re: cash receipts. Process cash receipts. Confer w/ YL re: in-house checks.	2.80	560.00
8/20/2025	Yenni Liang	Confer w/ L. Brown re: accounts and services. Provide sig card and list of accounts to R. Itkin. Confer w/ MB re: payments.	1.00	395.00
8/21/2025	Alex Kaczmariski	Follow up on insurance policies to ensure all addresses and APNs are reflected. Update reporting schedules for final information.	3.00	1,485.00
8/21/2025	Chuck Nguyen	Review and approve vendors setup (.4). Process and review bank statements 06/2025 and 07/2025 for all bank accounts (3). Perform bank reconciliation for multiple accounts (1.8).	2.50	812.50
8/21/2025	Dan Marcoux	Meeting w/ Pure Property Management and team re: takeover and onboarding. F/U on accounting, property details, and U/D filings.	2.70	1,066.50
8/21/2025	Dan Marcoux	Multiple T/Cs w/ insurance brokers (.4), lenders (.6), counsel (.5), and vendors (.7) re: forced place insurance and demolition estimates at 18285 Hwy 12. Provide updates to team (.7).	2.90	1,145.50
8/21/2025	Sierra Boyer	Confer w/ AK, MB, and QB re: A/P request. Create new vendor codes. Process A/P. Confer w/ CN re: vendor set up. Confer w/ DM re: w9 and invoices. Process cash receipts. Process A/R.	2.90	580.00
8/21/2025	Yenni Liang	CNB online administration.	0.50	197.50
8/22/2025	Dan Marcoux	T/C w/ QB re: task list (.4), tenant outreach re: rents and maintenance requests (.7).	1.10	434.50
8/22/2025	Sierra Boyer	Create new vendor codes. Confer w/ CN re: vendor codes. Confer w/ DM and AK re: invoice approvals and A/P requests. Process transaction confirmations.	1.70	340.00
8/25/2025	Chase Stroman	Call and email w/ DM and 1022 1st tenant re: maintenance.	0.10	39.50
8/25/2025	Dan Marcoux	Reconcile notes and emails (1.2). Meeting w/ DK and counsel re: A/P, P/M onboarding, and property specifics (1.1).	2.30	908.50

8/25/2025	Dan Marcoux	F/U w/ tenant re: req'd materials. Update ledgers and rent roll. Meeting w/ team re: A/P tracking, coordinate banking details.	2.10	829.50
8/25/2025	Sierra Boyer	Confer w/ YL, AK, and DM re: invoices. Process A/R. Process A/P. Confer w/ vendor re: wire instructions.	6.40	1,280.00
8/25/2025	Yenni Liang	Confer w/ DM re: bank accounts. Weekly meeting re: A/P check run.	0.80	316.00
8/26/2025	Dan Marcoux	Review task list. Bi-weekly status update with team and counsel re: sale motion, TICs, criminal proceedings, and property management.	1.90	750.50
8/26/2025	Sierra Boyer	Confer w/ DM re: cash receipt log and invoices. Process A/P. Process A/R.	2.60	520.00
8/26/2025	Yenni Liang	Process check run.	1.00	395.00
8/27/2025	Dan Marcoux	Confer w/ DK and L. Brown re: bank account for property management company. Set up role contacts in Yardi for various users.	2.70	1,066.50
8/27/2025	Dan Marcoux	Review/update property details. Meeting w/ team and counsel re: IDI prep. F/U w/ insurance broker re: excess liability and respond to counsel.	1.70	671.50
8/27/2025	Sierra Boyer	Review property management agreements and financials for Folsom Village and Comstock Office. Meeting w/ team and counsel to prep response to TICs.	1.70	340.00
8/27/2025	Yenni Liang	Process A/P. Confer w/ DM, AK, YL and MA re: invoice approval.	0.50	197.50
8/28/2025	Alex Kaczmariski	Review wire. T/C w/ CNB re: new account and ownership.	0.50	247.50
8/28/2025	Chuck Nguyen	T/C w/ PURE property management re: accounting matters.	0.70	227.50
8/28/2025	Sierra Boyer	Review and approve vendor setup. Review, post and process in-house check and outgoing ACH payments.	2.00	400.00
8/28/2025	Yenni Liang	Confer w/ DM and vendor re: outstanding invoices. Confer w/ BH re: FedEx.	0.20	79.00
8/29/2025	Chuck Nguyen	Process A/P. Process A/R. Process new vendor code.	0.70	227.50
8/29/2025	Dan Marcoux	Confer w/ AK re: bank account.	1.10	434.50
8/29/2025	Dan Marcoux	Review, revise, post and record outgoing ACH payments for multiple invoices. Bi-weekly status meeting w/ team and counsel re: sales motion, add'l properties, and property management.	0.70	276.50
8/29/2025	Sierra Boyer	Tenant outreach (.7).	2.60	520.00
		Confer w/ DM re: invoices and payments. Process cash receipts. Process check run.	122.90	40,318.00

Case Administration

8/1/2025	Alex Kaczmariski	Bi-Weekly call with Hogan and internal team.	1.00	495.00
8/1/2025	David Stapleton	Review data prep and requests. Follow up w/ team.	0.30	178.50
8/1/2025	Quintin Brown	Review case status /priorities. Update action log for same (.4).	0.40	230.00
8/5/2025	Alex Kaczmariski	Bi-weekly call with attorneys.	1.00	495.00
8/5/2025	David Stapleton	Update on hearing. Confer w/ MB re: same.	0.30	178.50
8/8/2025	Alex Kaczmariski	Bi-weekly call with attorneys.	1.30	643.50
8/8/2025	Mike Berghold	Prepare and update T/C w/ JSH and counsel.	1.20	714.00
8/10/2025	Quintin Brown	Status update w/ SG team.	0.10	57.50
8/12/2025	Alex Kaczmariski	Bi-weekly T/C w/ Hogan.	1.20	594.00
8/12/2025	Mike Berghold	Bi-weekly update meeting w/ JSH team, R. Itkin and counsel. Emails w/ QB and DM re: project management matters.	0.50	297.50
8/13/2025	Debbie Burger	Revise declaration of S. Wallander and send to same. Review signed declaration and send to counsel.	0.40	158.00
8/13/2025	Mike Berghold	Myriad emails w/ R. Itkin and bank re: account management, signatory authority, and access.	0.40	238.00
8/16/2025	Quintin Brown	Review critical case matters and circulate recap to DK and MB.	0.50	287.50
8/18/2025	Alex Kaczmariski	Participate in bi-weekly status call.	0.20	99.00
8/19/2025	David Stapleton	Review issues w/ DK and MB. Discuss same.	0.40	238.00
8/21/2025	Debbie Burger	Review court docket and download order appointing Robbin Itkin.	0.40	158.00

8/26/2025	Alex Kaczmariski	Bi-Weekly check in call with Hogan Lovell.	1.20	594.00
8/27/2025	Mike Bergthold	T/C w/ UST and counsel re: case management.	0.80	476.00
8/27/2025	Quintin Brown	Review priorities and action items. Correspondence w/ JSH team re: same (.4).	0.40	230.00
8/29/2025	Alex Kaczmariski	Bi-Weekly check in call with Hogan Lovell	1.50	742.50
8/29/2025	Mike Bergthold	Weekly team meeting w/ JSH team and counsel re: open tasks and priorities (1.0).	1.00	595.00
			14.50	7,699.50

Claims Administration and Objections

8/8/2025	Hamish Davidson	Download proofs of claim provided by counsel.	0.50	272.50
8/8/2025	Hamish Davidson	Review filed proofs of claim.	0.40	218.00
			0.90	490.50

Cash Management

8/28/2025	Quintin Brown	Review DIP loan agreement (.5). Confer w/ MB and AK re: DIP lender reporting (.2).	0.70	402.50
			0.70	402.50

Court Hearings and Preparation

8/5/2025	Mike Bergthold	Prep for and attend DIP hearing (.6), F/U emails w/ counsel and JSH team re: next steps (.2).	0.80	476.00
8/5/2025	Mike Bergthold	T/C w/ counsel and JSH team to review task list and prep for upcoming hearings and filing deadlines.	0.90	535.50
8/15/2025	Mike Bergthold	T/C w/ counsel to prep (1.0) and attend court hearings (1.0).	2.00	1,190.00
8/19/2025	Mike Bergthold	Emails and discussions w/ JSH team and R. Itkin re: 341 hearing and prep.	0.30	178.50
8/22/2025	Alex Kaczmariski	Emails re: property strategies w/ DK.	1.20	594.00
8/22/2025	Dan Marcoux	Participate in preparation and attend 341a hearing.	2.10	829.50
8/22/2025	Quintin Brown	Review IDI docs and agreements (.6). Meeting w/ counsel and team re: 341a prep (.7) and attend hearing (.8).	0.90	517.50
8/28/2025	Alex Kaczmariski	Prep for 341 hearing (.3). Partially attend call with counsel, R. Itkin, and SG team re: same (.6).	1.00	495.00
8/29/2025	Mike Bergthold	Attending IDI hearing.	0.50	297.50
			9.70	5,113.50

Meetings of and Communications with Creditors

8/27/2025	Cathy Garnica	T/C w/ counsel and SG team re: Natoma. F/U w/ team re: Gateway. Various exchanges w/ title re: releases, deeds and additional document requests.	1.50	742.50
8/29/2025	Alex Kaczmariski	Various exchanges w/ Atty. Dunn re: Natoma	1.00	495.00
8/29/2025	Mike Bergthold	T/C re: DIP financing with representatives of creditor committee.	1.50	892.50
8/29/2025	Mike Bergthold	Review DIP agreement, emails w/ JSH and counsel re: same. Emails w/ counsel and OCC re: RE and DIP discussions.	1.00	595.00
			5.00	2,725.00

Travel

8/12/2025	Dan Marcoux	Travel to Sonoma and between properties, billed @ 50% of time.	3.60	1,422.00
8/13/2025	Dan Marcoux	Travel from Sonoma, billed @ 50% of time.	4.10	1,619.50
			<hr/>	
			7.70	3,041.50

Avoidance Action Analysis & Adversarial Proceedings

8/6/2025	Dan Marcoux	Review LFM management agreements. Meeting w/ B. Driver and M. Bennett re: Sakaski Vineyards and prop management. Debrief w/ team.	2.40	948.00
8/19/2025	Dan Marcoux	Reconcile and circulate texts from Sonoma Spa tenant to counsel. Update property dashboard, reconcile shared documents, share property details.	2.40	948.00
			<hr/>	
			4.80	1,896.00

Real Estate

8/1/2025	Blake Hayes	Process court document and mail.	0.40	70.00
8/1/2025	David Kieffer	Multiple T/Cs and coordinate status of property and sales (.4). Coordinate contracts and review of same (.2). Confer w/ team re: property management and analysis (.2). Coordinate accounting and banking (.1).	0.90	535.50
8/1/2025	Debbie Burger	Process incoming mail.	0.40	158.00
8/4/2025	Blake Hayes	Process invoices.	0.20	35.00
8/4/2025	Dan Marcoux	Review redlines, circulate agreements and market analysis of properties. F/U w/ counsel re: same.	3.20	1,264.00
8/4/2025	David Kieffer	Multiple T/Cs re: status and property requirements. Review of contracts and analysis required for RTI and coordinate same. Draft and edit requirements for case management.	1.30	773.50
8/4/2025	Debbie Burger	Process incoming mail.	0.50	197.50
8/5/2025	Blake Hayes	Process and forward mail.	0.30	52.50
8/5/2025	Cathy Garnica	Review correspondence re: updates. Confer w/ SB re: rent checks.	0.30	148.50
8/5/2025	Dan Marcoux	Manage broker engagement, review declarations, circulate same and property details.	1.10	434.50
8/5/2025	David Kieffer	Review and coordinate property requirements and confer w/ team re: same (.5). Confer w/ MB re: status (.1). Coordinate analysis and requirements for same (.3).	0.90	535.50
8/5/2025	Debbie Burger	Process incoming mail.	0.80	316.00
8/6/2025	Blake Hayes	T/C w/ pest control and junk removal companies re: quotes. Confer w/ HD re: schedules organization. Confer w/ DM re: same. Process mail	3.40	595.00
8/6/2025	Dan Marcoux	Multiple T/Cs w/ brokers, locksmith, technicians, and utility companies. Coordinate services, repairs, and F/Us.	3.40	1,343.00
8/6/2025	David Kieffer	T/C and confer w/ MB re: status (.4). Review and coordinate property requirements (.5).	0.90	535.50
8/6/2025	Debbie Burger	Process incoming mail.	0.50	197.50
8/7/2025	David Kieffer	Coordinate property and case requirements and review of analysis for same.	0.60	357.00
8/7/2025	Debbie Burger	Process incoming mail.	0.50	197.50
8/8/2025	Blake Hayes	Process and forward cheat sheet re: Mattson properties. Process mail.	2.00	350.00
8/8/2025	Dan Marcoux	Review and process broker declarations. Circulate to agents. F/U on property management agreement. Coordinate janitorial services.	2.10	829.50
8/8/2025	David Kieffer	Multiple T/Cs re: property requirements and analysis for same. Review of PM and sales contracts. Confer w/ team re: property and coordinate same. Review of status of claims and analysis for filings.	1.90	1,130.50
8/8/2025	Debbie Burger	Process incoming mail.	0.40	158.00
8/11/2025	Blake Hayes	Process and forward mail received. Process properties cheat sheet.	0.90	157.50
8/11/2025	Dan Marcoux	Review broker motions (.4), provide schedules of real estate (.4), perform title research (1.1) and update property management dashboard (.5).	2.40	948.00

8/11/2025	David Kieffer	Review and coordinate analysis and property requirements. Review of sale requirements.	0.90	535.50
8/11/2025	Debbie Burger	Process incoming mail.	0.80	316.00
8/12/2025	Blake Hayes	Confer w/ DK re: Sonoma garbage. T/C w/ Sonoma garbage re: payment and garbage. Process and forward rental dwell.	2.20	385.00
8/12/2025	Dan Marcoux	Meeting w/ pest control technicians and junk removal companies for estimates. Inspect properties. Meeting w/ PM re: contract.	8.10	3,199.50
8/12/2025	David Kieffer	Confer w/ team re: status of court filings re: properties and contracts. Multiple T/Cs and coordinate agent contracts and decs. Coordinate PM contract and status. Confer w/ QB re: budget and requirements for same.	4.10	2,439.50
8/12/2025	Debbie Burger	Revise declarations of J. Lokey and S. Wellander and send to same w/ listing agreements and instructions (.4). Send same to W. Benzian (.3). Confer w/ DM re: same (.1). Forward signed declarations and listing agreements to counsel. T/C w/ J. Lokey re: same (.2).	1.00	395.00
8/12/2025	Debbie Burger	Send follow-up to T. Wohl requesting listing agreement and signed declaration. Send J. Lokey signed declaration, listing agreement and addendum to counsel.	0.50	197.50
8/13/2025	Blake Hayes	Process and forward revised cheat sheet re: ownership, acres, est. value, and zoning. Confer w/ DK and SB re: A/P outstanding items.	3.20	560.00
8/13/2025	Dan Marcoux	Inspect Sonoma properties w/ R. Itkin. Meet w/ tenants, catalog notes and update property details.	7.80	3,081.00
8/13/2025	David Kieffer	Review and coordinate analysis and property requirements (.6). Review and coordinate contracts and multiple T/Cs re: same (1.3). Confer w/ PM re: status and coordinate Insurance (.3). Confer w/ R. Itkin and DM re: status (.4).	2.60	1,547.00
8/13/2025	Debbie Burger	Draft property management agreement. Review email from counsel re: change to S. Wellander listing agreement. Send to same. Send approval to counsel.	0.80	316.00
8/13/2025	Quintin Brown	Review case status (.2). Discuss w/ MB (.1). Confer w/ JSH team re: cash management and insurance (.2)	0.50	287.50
8/14/2025	Blake Hayes	T/C w/ vendor re: invoices. Process and forward invoice. Confer w/ SB re: same. Process and forward mail.	2.50	437.50
8/14/2025	Cathy Garnica	T/C w/ tenant re: rent and trash. F/U w/ DM and BH re: same. Confer w/ DK re: insurance. Confer w/ counsel re: title report.	0.80	396.00
8/14/2025	David Kieffer	Multiple T/Cs w/ PM re: contracts and coordinate same (.5). Confer w/ counsel re: status of property filing and requirements for same (.4). Review work required and guide PM re: same (1.6). Confer w/ agents re: listing agreements and multiple T/Cs re: same (.3).	2.80	1,666.00
8/14/2025	Debbie Burger	Complete edits to property management agreement and send clean and redline version to counsel.	0.40	158.00
8/14/2025	Quintin Brown	Correspondence w/ R. Itkin and JSH team re: insurance, property management matters, and other priority workstreams.	0.60	345.00
8/15/2025	Blake Hayes	Process grant deeds. Confer w/ CG re: same. Forward landscaping invoices. Confer w/ NH re: construction fence.	2.00	350.00
8/15/2025	David Kieffer	Multiple T/Cs re: contract and engagements and coordinate same (1.1). Confer w/ team re: status of legal requirements (.5). Confer w/ DB and team re: contracts (.3). Review of accounting and confer w/ MB re: sale analysis (.2). TC w/ R. Itkin re: status (.7).	2.80	1,666.00
8/15/2025	Debbie Burger	Review numerous emails re: property management agreement. Revise same. Confer w/ PM re: contract and F/U w/ counsel re: same. Coordinate repairs and bind insurance.	1.30	513.50
8/16/2025	Dan Marcoux	Confer w/ SB re: invoices. Process and forward mail received. Confer w/ DM re: fencing.	2.60	1,027.00
8/18/2025	Blake Hayes		1.00	175.00

8/18/2025	Dan Marcoux	T/C w/ Sonoma Properties re: agreement. Research alternative managers in Sonoma, multiple T/Cs re: fees and structure. F/U on 18285 repairs and invoices. Multiple T/Cs re: status and coordinate same (.7). Review of property management and sales (.6). Coordinate contract and multiple T/Cs w/ agent re: tour and process (.3). Review of Del Mar taxes and licensing and confer w/	3.10	1,224.50
8/18/2025	David Kieffer	counsel re: same (.2). Review of accounting (.4).	2.20	1,309.00
8/18/2025	Debbie Burger	Process incoming mail.	0.60	237.00
8/19/2025	Blake Hayes	Confer w/ Sonoma Garbage re: outstanding payments and new account set up.	0.60	105.00
8/19/2025	David Kieffer	Multiple T/Cs and coordinate PM and sale contract requirements (.7). Review of tenants and requirements for same (.4). Confer w/ R. Itkin re: status and coordinate same (.6). Coordinate and review of accounting and dashboard (.4).	2.10	1,249.50
8/19/2025	Quintin Brown	Review insurance matters.	0.20	115.00
8/20/2025	Blake Hayes	Process zone, acreage, and estimated values re: all KS Mattson properties. Process mail.	1.20	210.00
8/20/2025	David Kieffer	Property tour and meet w/ tenant in Del Mar (1.1). Coordinate requirements for property and confer w/ agent re: same (.7). Confer w/ R. Itkin re: status of property and coordinate same (.8). Confer w/ PM re: agreement and process same (.5).	3.10	1,844.50
8/20/2025	David Kieffer	Confer w/ DM re: status of properties and review of same.	0.50	297.50
8/20/2025	Debbie Burger	Process incoming mail.	0.40	158.00
8/21/2025	Blake Hayes	Finalize lien amounts re: all properties.	1.30	227.50
8/21/2025	Cathy Garnica	Confer w/ NH re: 18275-18285 Hwy property. T/C w/ tenant re: rent and trash bin update. Confer w/ DM re: status of lease extension and f/u w/ tenant re: same. Multiple T/Cs re: status. Coordinate PM and contract. Confer w/ counsel re: project requirements. Review of property and status of listing.	0.60	297.00
8/21/2025	David Kieffer	Review site conditions at 18275 Sonoma Highway property. Circulate bid package to contractors for demolition of structures. Correspond w/ vendors.	1.70	1,011.50
8/21/2025	Nick Hoffmann	Process and forward State Farm reinstatement re: properties	1.60	760.00
8/22/2025	Blake Hayes	Multiple T/Cs and coordinate insurance and property requirements. Confer w/ R. Itkin and counsel re: status. Confer w/ PM re: status.	0.50	87.50
8/22/2025	David Kieffer		1.40	833.00
8/22/2025	Quintin Brown	Discuss dashboard w/ AK. Status update w/ DM re: critical property initiatives, insurance, brokers, property managers, etc. Update action log for same.	1.10	632.50
8/25/2025	Blake Hayes	Process and forward estimated liens, values, zoning, and acreages re: Mattson properties.	0.50	87.50
8/25/2025	Dan Marcoux	Meeting w/ team re: cross collateralized properties (.4), review title report for 5200 Gateway plaza (1.2) and prepare memo to counsel (1.2).	2.80	1,106.00
8/25/2025	David Kieffer	Multiple T/Cs and coordinate property analysis and property requirements (.7). Review of contracts and status of same (.5). Review of status of Del Mar properties (.6). Confer w/ team re: title and analysis for same (.4).	2.20	1,309.00
8/26/2025	Alex Kaczmariski	Research title and debt issues re: properties. Locate lender statements and perform crossed debt and net property equity analysis.	1.00	495.00
8/26/2025	Blake Hayes	Process and forward mail received.	0.30	52.50
8/26/2025	David Kieffer	Multiple T/Cs and coordinate property analysis (1.2). Confer w/ counsel and R. Itkin re: status of title and sale requirements (.5). Review of Del Mar properties and requirements for same (.8). Review and coordinate contract requirements and T/C w/ PM re: same (.9).	3.40	2,023.00
8/26/2025	Debbie Burger	Process incoming mail.	0.40	158.00
8/26/2025	Nick Hoffmann	Coordinate demolition bids and site walks.	0.30	142.50

8/27/2025	Alex Kaczmariski	Research title and debt issues re: properties. Locate lender statements and perform crossed debt and net property equity analysis.	1.20	594.00
8/27/2025	David Kieffer	Attend multiple T/Cs re: TICs and coordinate same (1.4). Confer w/ CG re: property analysis and title for same (.7). Multiple T/Cs re: PM contract. Confer w/ QB re: property analysis and review of same (.6). Confer w/ R. Itkin and counsel re: status (1.1).	3.80	2,261.00
8/27/2025	Quintin Brown	Review insurance matters w/ SG team and Hogan (.6).	0.60	345.00
8/28/2025	Blake Hayes	Process Mattson mail. F/U w/ DM re: outstanding items.	0.20	35.00
8/28/2025	David Kieffer	Multiple T/Cs re: status of property and analysis for same. Coordinate property requirements and review of contract and sale requirements. Review of accounting and banking and negotiate with PM re: status. Confer w/ team re: status of marketing.	2.80	1,666.00
8/28/2025	Debbie Burger	Process incoming mail.	0.20	79.00
8/28/2025	Nick Hoffmann	F/U w/ demolition vendors, coordinate site access.	0.40	190.00
8/29/2025	Blake Hayes	Process and forward mail received.	0.30	52.50
8/29/2025	David Kieffer	Multiple T/Cs re: accounting and property requirements. Confer w/ counsel and city attorney re: property. Review of DIP. Coordinate title and analysis requirements.	2.40	1,428.00
8/29/2025	Nick Hoffmann	Review and circulate demolition bids for 18275 Sonoma property. T/C w/ UCC professionals, Hogan, and SG team re: property matters, sales, etc (1.0). Prep for and summarize notes from same (.4). Partially attend biweekly call w/ Hogan, SG Team, and R. Itkin (.9)	0.80	380.00
8/29/2025	Quintin Brown		2.30	1,322.50
			126.70	55,638.50

Activity	Hours	Amount
Accounting, Budget, and Reporting	78.00	33,537.00
Asset Analysis and Recovery	63.50	32,636.50
Asset Disposition	10.60	4,187.00
Avoidance Action Analysis & Adversarial Proceedings	4.80	1,896.00
BK Reporting	214.50	111,020.50
Case Administration	14.50	7,699.50
Cash Management	0.70	402.50
Claims Administration and Objections	0.90	490.50
Court Hearings and Preparation	9.70	5,113.50
Meetings of and Communications with Creditors	5.00	2,725.00
Operational Management	122.90	40,318.00
Real Estate	126.70	55,638.50
Travel	7.70	3,041.50
Total Fees	659.50	298,706.00

Expenses	Amount
Airfare	258.49
Copies	194.00
Lodging	266.90
Transportation	530.60
Total Expenses	1,249.99

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Exhibit 4
(September 1, 2025, through September 30, 2025)

Stapleton Group a part of J.S. Held

December 18, 2025

KS Mattson Partners LP
514 Via de la Valle
Suite 210
Solana Beach, CA 92075

RE: September 2025 Monthly Invoice

Enclosed please find the September 1, 2025 through September 30, 2025, Stapleton Group. ("Stapleton") billing. Included for your review is the following information presented in Exhibit A:

- A. Summary of Fees by Professional; pages 2-3
- B. Time Description Detail; pages 4 - 21
- C. Summary of Compensation by Category; page 22
- D. Summary of Expenses; page 22

The total amount of hours incurred during the period total 526.20, representing fees in the amount of \$236,116.00. Stapleton has also incurred expenses in the amount of \$767.50. Stapleton reviewed its fees and expenses with Responsible Individual, Robbin Itkin. Further, and at Ms. Itkin's direction, Stapleton timekeepers partially or completely no charged meeting time throughout the month.

Asset & Operations Manager:

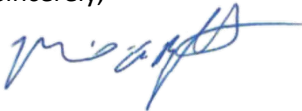
Stapleton was appointed to serve as the Debtor's Operations and Asset Manager effective as of the relief date of June 9, 2025.

Stapleton has invoiced monthly based on hourly rates multiplied by hours incurred. Stapleton's blended hourly rate for the period was \$448.72. The hourly rates by professional are consistent with those set forth in Stapleton's employment application.

Stapleton respectfully requests the fees in the net amount of \$236,116.00 and expenses in the amount of \$767.50 for a total of \$236,883.50 to be paid.

Should you have questions please contact me at (213) 404-0113.

Sincerely,



Mike Bergthold, Senior Managing Director

EXHIBIT A

Time Description Detail

Summary of Fees by Professional and Category, and Expenses



STAPLETON
GROUP

A PART OF  JS|HELD

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324571
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/30/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.	PROJECT NAME
250700463	KS Mattson Partners, LP - Robbin Itkin - Mattson

Professional Services Rendered:	USD	\$ 236,116.00
Expenses:	USD	\$ 767.50
Invoice Total	USD	\$ 236,883.50

Rounding differences may exist compared to the detail pages



STAPLETON
GROUP

A PART OF  **JS|HELD**

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324571
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/30/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.	PROJECT NAME
250700463	KS Mattson Partners, LP - Robbin Itkin - Mattson

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
DIGITAL INVESTIGATIONS AND DISCOVERY			
Benjamin Guinard	5.00	300.00	1,500.00
Jyoti Khyadi	14.00	200.00	2,800.00
Ryan Gaudet	3.60	300.00	1,080.00
TOTAL DIGITAL INVESTIGATIONS AND DISCOVERY	22.60		5,380.00
STRATEGIC ADVISORY			
Alex Kaczmarek	90.20	495.00	44,649.00
Blake Hayes	9.20	175.00	1,610.00
Cathy Garnica	41.40	495.00	20,493.00
Chuck Nguyen	16.10	325.00	5,232.50
Dan Marcoux	132.30	395.00	52,258.50
David Kieffer	60.80	595.00	36,176.00
David Stapleton	0.30	595.00	178.50
Debbie Burger	9.20	395.00	3,634.00
Hamish Davidson	8.90	545.00	4,850.50
Mike Berghold	29.70	595.00	17,671.50
Quintin Brown	53.00	575.00	30,475.00
Sierra Boyer	36.20	200.00	7,240.00

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0324571** WHEN REMITTING PAYMENT
J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.

Page 2 of 21



STAPLETON
GROUP

A PART OF  JS|HELD

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324571
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 9/30/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.
250700463

PROJECT NAME
KS Mattson Partners, LP - Robbin Itkin -
Mattson

Trushi Shah	1.80	300.00	540.00
Yenni Liang	14.50	395.00	5,727.50
TOTAL STRATEGIC ADVISORY	503.60		230,736.00

TOTAL PROFESSIONAL SERVICES RENDERED: 526.20 \$ 236,116.00 USD

9/2/2025	Alex Kaczmariski	T/C w/ MB regarding KSMP budget. Review, run and prepare KSMP Serene payment register. Confer w/ AK re: bank reconciliations status (.3). Download and archive bank statements (.9). Create and post tenants' rent payments (.7) Perform bank reconciliation for multiple bank accounts (1.4).	0.50	247.50
9/2/2025	Chuck Nguyen	T/C w/ QB and AK re: budget matters (.4). Emails w/ R. Itkin and counsel re: PWC meetings (.1).	3.30	1,072.50
9/2/2025	Mike Bergthold	Biweekly meeting w/ R. Itkin, Hogan, and SG team. Working session w/ MB and AK re: DIP budget. Follow up correspondence re: same. T/C w/ DK re: property equity.	0.50	297.50
9/2/2025	Quintin Brown	Process paper statements. Confer w/ vendors re: w9s.	1.00	575.00
9/2/2025	Sierra Boyer	Prepare weekly and monthly operating reports.	1.70	340.00
9/3/2025	Alex Kaczmariski	Attention to KSMP A/P processing and cash management.	1.50	742.50
9/3/2025	Alex Kaczmariski	Attention to budget issues and update schedules.	0.50	247.50
9/3/2025	Alex Kaczmariski	Obtaining access to and download historic bank statements from First Bank website.	3.00	1,485.00
9/3/2025	Alex Kaczmariski	Review and post tenant rent payments. Review and approve vendor setup.	2.00	990.00
9/3/2025	Chuck Nguyen	Review draft liquidation budget from PWC. T/C w/ DK re: missing claims from KSMP B/S. Review KSMP claims against LFM, formulate questions for KBK and PWC.	0.30	97.50
9/3/2025	Mike Bergthold	Emails w/ R. Itkin and AK re: First Bank statements and account closure request. Emails w/ AK re: plan for bank accounts. Emails w/ JSH and counsel teams re: budget matters. Review draft liquidation budget.	1.20	714.00
9/3/2025	Mike Bergthold	Review budget w/ JSH team. T/C w/ JSH team and PWC re: budget.	1.30	773.50
9/3/2025	Mike Bergthold	SG team prep call re: creditor's committee review of DIP budget (.7). Call w/ SG team and PWC re: DIP budget (.5). Review updated DIP budget and PWC recovery analysis.	0.80	476.00
9/3/2025	Quintin Brown	Comments to SG team and committee professionals re: DIP budget updates.	1.20	690.00
9/3/2025	Quintin Brown	Process A/R. Process A/P. Confer w/ DM re: invoices. Confer w/ vendor re: payment.	1.60	920.00
9/3/2025	Sierra Boyer	Review various emails from R. Itkin re: First Bank (.2). Confer w/ CNB re: new account for First Bank (.2). Provide status update to MB and AK (.2).	1.90	380.00
9/3/2025	Yenni Liang	Prepare weekly and monthly operating reports.	0.60	237.00
9/4/2025	Alex Kaczmariski	Attention to budget issues and update schedules.	2.50	1,237.50
9/4/2025	Alex Kaczmariski	Review and approve vendors setup. Review and post tenants rent payment.	2.20	1,089.00
9/4/2025	Chuck Nguyen	Meeting w/ Committee professionals, Hogan, JSH team and R Itkin re: recovery analysis and sub-con. Confer w/ JSH team re: cash management, TIC review, listing prices and DIP budget updates.	0.30	97.50
9/4/2025	Quintin Brown	Process A/P. Confer w/ AK re: outstanding invoices and future A/P processes.	2.30	1,322.50
9/4/2025	Sierra Boyer	Prepare weekly and monthly operating reports.	0.80	160.00
9/5/2025	Alex Kaczmariski	Attention to budget issues and update schedules.	1.00	495.00
9/5/2025	Alex Kaczmariski		3.00	1,485.00

9/5/2025	Dan Marcoux	Review/ reconcile invoices (.6). Review and approve vendors setup (.6). Review, revise, post and record outgoing ACH payments for multiple invoices (1.0). Create and post J/E batch for penny account verification (.1). Perform bank reconciliation for KSMP Serene and KSMP	0.60	237.00
9/5/2025	Chuck Nguyen	Socotra accounts (.4). Triage DIP budget and credit agreement schedules w/ MB, AK, CG, and Hogan. Review updated broker listing prices.	2.10	682.50
9/5/2025	Quintin Brown	Process A/R. Confer w/ DM re: invoices. Confer w/ CN re: A/P request. Process A/P.	2.70	1,552.50
9/5/2025	Sierra Boyer	Review and approve various positive pay.	3.00	600.00
9/5/2025	Yenni Liang	Gather accounting information and prepare monthly operating report.	0.30	118.50
9/8/2025	Alex Kaczmariski	Updates and revisions to DIP budget schedules.	1.50	742.50
9/8/2025	Alex Kaczmariski	Confer w/ SB re: approval.	2.50	1,237.50
9/8/2025	Chuck Nguyen	Review emails from R. Itkin and counsel. Emails w/ JSH team and counsel re: conflict check for UD counsel, and re: revising 13-week cashflow and DIP budget.	0.10	32.50
9/8/2025	Mike Bergthold	Correspondence w/ Hogan and JSH team re: DIP budget filings, Socotra properties / value of crossed properties, and 341(a) hearing (.9). Review task log and priorities (.2). Call w/ AK, DM, and CG re: DIP budget and asset sale priorities (.6). Calls w/ AK re: DIP budget (.5). Review and revert comments re: same (.7).	0.40	238.00
9/8/2025	Quintin Brown	Process A/P. Confer w/ DM and AK re: A/P requests. Process cash receipts. Process A/R.	1.70	977.50
9/8/2025	Quintin Brown	Download bank activity and provide cash balance to DM (.5). Confer w/ L. Brown, K. Picciolo and D. Carlson re: new account for Pure Property Management (.2).	1.20	690.00
9/8/2025	Sierra Boyer	Gather accounting information and prepare monthly operating report.	1.00	200.00
9/8/2025	Yenni Liang	Updates and revisions to DIP budget schedules.	0.70	276.50
9/9/2025	Alex Kaczmariski	Participate in call w/ MB re: DIP budget.	2.00	990.00
9/9/2025	Alex Kaczmariski	Prepare payment register, deposit register and general ledger for all entities. Confer w/ AK and YL re: same.	2.50	1,237.50
9/9/2025	Alex Kaczmariski	Calls and emails w/ AK, E. McNeilly (.6), and CG (.3) re: secured debt, DIP budget, property sales, TIC matters.	0.50	247.50
9/9/2025	Chuck Nguyen	Biweekly call w/ Hogan, SG team, and R. Itkin re: hearings, DIP budget, property sales, etc. Meet w/ JSH team re: Socotra debt data extraction; follow up w/ E. McNeilly re: same.	1.80	585.00
9/9/2025	Quintin Brown	Confer w/ DM re: bank account balance, G/L report, cash receipts and A/P request. Process invoices. Process cash receipts.	0.90	517.50
9/9/2025	Sierra Boyer	Gather accounting information and prepare monthly operating report.	3.20	640.00
9/10/2025	Alex Kaczmariski	Review and post tenants rent payments.	1.00	495.00
9/10/2025	Chuck Nguyen		0.30	97.50

		Confer w/ Hogan, SG team, DIP lender, and PWC re: DSI comms, equity analysis, tax matters, debt service, Socotra mediation, and secured lenders exhibit. Meet w/ DK and DM re: Socotra mediation analyses / exhibits.	2.30	1,322.50
9/10/2025	Quintin Brown			
9/10/2025	Sierra Boyer	Process various A/R. Process A/P.	3.00	600.00
		Gather accounting information and prepare monthly operating report.		
9/11/2025	Alex Kaczmariski		2.00	990.00
9/11/2025	Alex Kaczmariski	Updates and revisions to DIP budget schedules.	1.00	495.00
		Review and post tenants rent payments (.3). Confer w/ SB re: revising invoice amount. Confer w/ DM and AK re: confirming payment account(.2). Review, post and process in-house check payments for multiple invoices (.7).		
9/11/2025	Chuck Nguyen		1.20	390.00
		Continued correspondence w/ Hogan and R. Itkin re: DIP motion schedules, recovery analysis, Socotra mediation, and portfolio equity; circulate analyses re: same.		
9/11/2025	Quintin Brown		1.20	690.00
		Review 8/31/25 MOR w/ AK and MB (.9). Continue review of 8/31 MOR, review biweekly DIP lender reporting, and analyze property equity for newly discovered properties (1.4).		
9/11/2025	Quintin Brown		2.60	1,495.00
		Process A/P. Confer w/ DM re: invoice approval and requests.		
9/11/2025	Sierra Boyer	Process check run. Process paper invoices.	1.20	240.00
		Gather accounting information and prepare monthly operating report.		
9/12/2025	Alex Kaczmariski		1.00	495.00
9/12/2025	Alex Kaczmariski	Prepare federal and CA state tax returns for KSMP.	1.50	742.50
9/12/2025	Yenni Liang	F/u w/ L. Brown re: new account. Confer w/ AK re: same.	0.30	118.50
9/13/2025	Alex Kaczmariski	Prepare federal and CA state tax returns for KSMP.	0.50	247.50
9/13/2025	Alex Kaczmariski	T/C w/ PWC regarding DIP budget.	0.50	247.50
		T/C w/ PWC and AK re: DIP budget (.7). Emails w/ JSH team and counsel re: lender information (.2).		
9/13/2025	Mike Bergthold		0.90	535.50
		Confer w/ E. McNeilly and MB re: DIP budget, 7 year debt servicing, Socotra loan portfolio, and Committee requests.		
9/13/2025	Quintin Brown		0.90	517.50
9/15/2025	Alex Kaczmariski	Update DIP budget and exhibits.	1.00	495.00
		Research and correspondence regarding First Bank account closure.		
9/15/2025	Alex Kaczmariski		1.00	495.00
9/15/2025	Alex Kaczmariski	Prepare and edit zero balance returns for KSMP for 2024.	2.00	990.00
9/16/2025	Alex Kaczmariski	Update MOR and exhibits. Update DIP Budget and exhibits.	2.00	990.00
		Call with First Bank and R. Itkin regarding account closure and document requests.		
9/16/2025	Alex Kaczmariski		0.50	247.50
9/16/2025	Chuck Nguyen	Review, post and process in-house check payment.	0.30	97.50
		Confer w/ DM and AK re: vendor reimbursement. Process A/P.		
9/16/2025	Sierra Boyer	Process paper invoices. Process check run. Process A/R.	2.00	400.00
9/16/2025	Yenni Liang	Provide wire instructions to SB.	0.20	79.00
9/17/2025	Alex Kaczmariski	Update MOR and exhibits. Update DIP Budget and exhibits.	2.50	1,237.50
9/17/2025	Sierra Boyer	Confer w/ BH re: w9.	0.30	60.00
9/18/2025	Alex Kaczmariski	Update DIP budget and exhibits.	1.00	495.00
		Confer w/ SB re: amount due and transaction fee. T/C w/ SB re: same (.1). Review and approve PayScan invoices. Post, commit and process in-house check payments (.4).		
9/18/2025	Chuck Nguyen		0.50	162.50

9/18/2025	Quintin Brown	Confer w/ JSH team re: DIP budget and comms w/ lender.	0.20	115.00
9/18/2025	Sierra Boyer	Process A/P. Confer w/ DM re: vendor codes, outstanding invoices, autopayments. Confer w/ vendor re: invoices and autopayments. Confer w/ BH re: payment requests.	2.00	400.00
9/19/2025	Alex Kaczmariski	Updating final MOR and exhibits	1.80	891.00
9/19/2025	Chuck Nguyen	Research and confer w/ YL re: check positive pay exception.	0.30	97.50
9/19/2025	Sierra Boyer	Research and T/C w/ YL re: insurance payment.	0.80	160.00
		Process positive pay. process A/P.		
		Review and approve various positive pay (.6). Confer w/ AK re: urgent wire (.2). Confer w/ CNB re: refund of bank fees (.3). Provide bank details info to team (.3). Review payment confirmation (.2). Confer w/ CN re: A/P and insurance invoice (.2).		
9/19/2025	Yenni Liang	Prepare regular reporting related to DIP budget comparison, MOR and weekly cash.	1.80	711.00
9/22/2025	Alex Kaczmariski	Process online insurance payment. Archive payment receipt. Confer w/ YL and Team re: same (.3). Review and approve multiple vendors setup (.4). Confer w/ YL re: account overdraft (.1). Review, post and process in-house check payments for multiple invoices (1.2).	3.00	1,485.00
9/22/2025	Chuck Nguyen	Create new vendor codes. Process various A/P. Confer w/ BH re: payment request forms.	2.00	650.00
9/22/2025	Sierra Boyer	Confer w/ AK and MB re: overdraft. Process funds transfer. Confer w/ CNB re: bank fees and refunds. T/C w/ SB re: A/P and weekly call. Process checks.	2.50	500.00
9/22/2025	Yenni Liang	Prepare and update schedules related to Socotra negotiations.	1.20	474.00
9/23/2025	Alex Kaczmariski	Research and confer w/ YL re: check positive pay exception. T/C w/ SB re: wire amount. Review same day wire. Review and approve vendor setup.	3.00	1,485.00
9/23/2025	Chuck Nguyen	Support for various urgent wire transfers (.2).	0.40	130.00
9/23/2025	Mike Berghthold	Process check run. Confer w/ YL and AK re: Urgent wire requests. Initiate wire. Confer w/ vendor re: wire instructions. Process G/L report. Process A/P. Confer w/ MB and YL re: outgoing wire. New vendor codes.	0.20	119.00
9/23/2025	Sierra Boyer	Review and approve positive pay (.3). Review outgoing wires (.6). Confer w/ team re: payment amount for JAMS (.1). Process funds transfer (.2). Archive file (.1). Confer w/ BH and MB re: A/P process (.2).	3.20	640.00
9/23/2025	Yenni Liang	Review, post and process in-house check payments. Review same day wires.	1.50	592.50
9/24/2025	Chuck Nguyen	Confer w/ vendor re: wire instructions. Process A/P. Confer w/ DM and YL re: payment requests. Confer w/ vendor re: payment confirmation. Confer w/ DM re: insurance and payment methods. Process check run.	0.80	260.00
9/24/2025	Sierra Boyer	Recorded payment transaction.	4.10	820.00
9/24/2025	Trushi Shah	Review and approve positive pay (.2). Confer w/ SB and DM re: A/P process (.2). Provide wire confirmation to AK (.1). CNB online administration adding new bank account to various users (.5).	0.10	30.00
9/24/2025	Yenni Liang		1.00	395.00

9/25/2025	Chuck Nguyen	Research and confer w/ YL re: check positive pay exception (.1). Review and approve PayScan invoice. Post, commit and process in-house check payment (.2). Set up Serene and Socotra bank accounts to Yardi Bill Pay (.4).	0.70	227.50
9/25/2025	Sierra Boyer	Process cash receipts. Confer w/ TS re: A/P. Process A/R. Process check run.	2.20	440.00
9/25/2025	Yenni Liang	Review and approve positive pay (.2). Review various outgoing wires (.4). Confer w/ L. Brown re: internal transfer and auto draft (.1). Yardi online administration, adding Bill Pay services for all bank accounts (.6)	1.30	513.50
9/26/2025	Alex Kaczmariski	Participate in call regarding filing of plan.	0.30	148.50
9/26/2025	Alex Kaczmariski	Prepare regular reporting related to DIP budget comparison, MOR and weekly cash.	2.20	1,089.00
9/26/2025	Chuck Nguyen	Review and post multiple tenants rent payments (.6). Review, post and process in-house check payment (.2). Download bank activity and prepare payment register (.2). Confer w/ AK re: un-book preauthorized payments (.1).	1.10	357.50
9/26/2025	Mike Bergthold	T/C w/ DK re: settlement results and change in budget matters (.2). T/C w/ all stakeholder counsel re: Oct 15 document deadline (.5). Emails w/ JSH team re: next steps. T/C w/ AK re: lender settlement (.1).	0.80	476.00
9/26/2025	Sierra Boyer	Confer w/ vendor re: wire instructions and confirmation.	1.80	360.00
9/26/2025	Trushi Shah	Confer w/ YL and CN re: partial refund. Process A/P. Process cash receipts. Recorded deposit transactions.	1.70	510.00
9/26/2025	Yenni Liang	Confer w/ SB re: JAMS refund (.2). Provide banking status update to AK (.1). Confer w/ CN re: check register (.1). Review A/P payment request forms (.5). T/c w/ L. Brown re: bank fees, online services (.5). Online banking inactivation for AR (.2).	1.60	632.00
9/29/2025	Alex Kaczmariski	Participating in internal meeting regarding Socotra settlement	0.50	247.50
9/29/2025	Chuck Nguyen	Review same day wires.	0.30	97.50
9/29/2025	Mike Bergthold	Emails w/ R. Itkin and AK re: payment matters. Review cash roll forward and related emails.	0.30	178.50
9/29/2025	Sierra Boyer	Initiate wires (.4). Create new vendor codes (.3). Confer w/ AK re: payment requests (.1). Confer w/ vendor re: wire instructions (.1). Confer w/ DM re: cash receipt (.1).	1.00	200.00
9/29/2025	Yenni Liang	Review and approve various positive pay (.2). Review email from CNB and f/u re: bank fees and transfer service (.2). Review and approve wire template (.2). Review wires (.4). Prepare funds transfer (.2)	1.20	474.00
9/30/2025	Alex Kaczmariski	Updating cash accounting schedules and monthly operating report for Sept	2.50	1,237.50
9/30/2025	Chuck Nguyen	Review same day wire. Research and approve checks positive pay exception.	0.30	97.50
9/30/2025	Sierra Boyer	Confer w/ CN re: wire approval. Confer w/ DM re: A/P request. Process A/P.	0.50	100.00

9/30/2025	Yenni Liang	Review wire (.2). Process various rent deposits (.5). Download confirmation and archive files (.3). Provide status update and cash balance to AK and MB (.2). Review AP list and confer w/ DM re: wire to property management (.2). Update check log (.2), F/u w/ CNB re: bank fee refunds (.1).	1.70	671.50
			155.00	63,918.00
<u>Asset Analysis and Recovery</u>				
9/2/2025	Cathy Garnica	Update w/ DM. Review correspondence re: agenda items to address.	0.40	198.00
9/2/2025	Dan Marcoux	Update sales dashboard. Meeting w/ listing agents and DK re: sales and pricing strategy.	1.60	632.00
9/3/2025	Cathy Garnica	F/U w/ legal for title company re: status of closing statements. T/C w/ title re: status of updated reports and request additional documentation.	0.60	297.00
9/3/2025	Cathy Garnica	Review various correspondence re: updates and documents (.6). Confer w/ team re: same (.2). Confer w/ DM re: updates (.3). Confer w/ D. Ullo re: deeds (.2).	1.30	643.50
9/3/2025	Dan Marcoux	Meeting w/ R. Itkin and listing broker for Sonoma residential (1.0), for land parcels (.8), for commercial properties (1.1) and for Del Mar (.7) properties re: listing prices and marketing strategy.	3.60	1,422.00
9/3/2025	David Kieffer	Multiple T/Cs re: status of analysis and property requirements. Multiple T/Cs re: pricing reviews and broker requirements.	3.80	2,261.00
9/3/2025	Quintin Brown	Review case issues, priorities, subcon, liquidity, claims, and property sales (1.1). Calls/correspondence w/ Hogan and SG team re: same (.7). Update action log for case priorities and meeting updates (.4).	2.10	1,207.50
9/3/2025	Quintin Brown	Review and update property equity analysis, crossed property analysis, sub-con recovery analysis with variance scenarios (1.7). Discuss same w/ MB, DK, and AK (.6)	2.30	1,322.50
9/4/2025	Alex Kaczmariski	Participate in recovery analysis T/C with PWC.	1.00	495.00
9/4/2025	Cathy Garnica	Review request to map out TIC's. Request additional documentation from title.	0.30	148.50
9/4/2025	Cathy Garnica	Confer w/ DK re: review of status for 454 15th. T/C w/ title re: same. Prep call w/ MB, DK and QB. Confer w/ DK and DM re: 3557 Golf.	1.00	495.00
9/4/2025	Dan Marcoux	Onsite meeting with brokers re: property marketing and strategy (1.1).	1.10	434.50
9/4/2025	Mike Bergthold	T/Cs w/ JSH team re: liquidation analysis and focus points for potential claims and recovery actions.	0.70	416.50
9/4/2025	Mike Bergthold	Prepare for (.4) and attend recovery analysis T/C w/ OCC and KSMP counsel (1.2).	1.60	952.00
9/5/2025	Cathy Garnica	Review correspondence re: encumbered properties and prepare schedule for same and provide to QB and AK. F/U's re: same. Review documents received from title.	0.80	396.00

9/6/2025	Cathy Garnica	Begin to prepare TIC mapping by property. Review various title documents re: same. F/U w/ title re: same.	5.10	2,524.50
9/7/2025	Cathy Garnica	F/U re: title docs and confer w/ title re: same.	0.60	297.00
9/7/2025	Dan Marcoux	Sales and debt analysis of 450 and 452 1st St E.	1.40	553.00
		Provide TIC mapping draft to AK and QB and f/u re: same.		
9/8/2025	Cathy Garnica	Confer w/ AK and QB re: meeting. T/C w/ QB, AK and DM re: updates to schedules. Confer and f/u w/ title.	1.00	495.00
9/8/2025	Cathy Garnica	Continue TIC mapping. Confer w/ QB re: same.	1.40	693.00
		T/C w/ DK re: property equity and sales. Investigate cross collateral properties. Meeting w/ Atty. Ullo re: DIP encumbrances, cash collateral and sales proceeds.		
9/8/2025	Dan Marcoux		3.70	1,461.50
9/8/2025	Dan Marcoux	Meeting w/ GC, AK, and QB re: DOJ forfeiture and equity analysis (.8). Review matrix and respond to counsel (1.8). Update property equity analysis for revised listing prices, value of cross collateralized properties, and debt (1.7). Meet w/ DM re: same (.4).	2.60	1,027.00
9/8/2025	Quintin Brown	Extract information into formatted excel document for ease of data manipulation and reporting.	2.10	1,207.50
9/8/2025	Ryan Gaudet	T/C w/ title re: audit of requested documents. T/C w/ QB re: Socotra loans and f/u re: status of TIC mapping. Confer w/ DK re: additional mapping.	1.20	360.00
9/9/2025	Cathy Garnica		0.80	396.00
9/9/2025	Dan Marcoux	Continue property equity analysis, confer w/ AK and QB. T/C w/ broker re: lease extension. T/C w/ U/D attys re: evictions. Meeting w/ team and counsel re: sales, TIC issues, P/M, judicial foreclosures, liens, and DIP budget. F/U on requested items.	3.10	1,224.50
9/9/2025	Dan Marcoux	Multiple T/Cs re: property and coordinate same (.7). Review and coordinate property analysis (.5). Review and coordinate sale requirements (.4). Review of PM takeover (.2). Review of cash requirements for property (.2). Review of UD and counsel selections (.3).	2.50	987.50
9/9/2025	David Kieffer	Extract information into formatted excel document for ease of data manipulation and reporting.	2.30	1,368.50
9/9/2025	Ryan Gaudet	Oversight of PDF data extraction.	1.60	480.00
9/10/2025	Benjamin Guinard		2.00	600.00
9/10/2025	Dan Marcoux	Meeting w/ DK and QB re: Socotra debt and cross collateral. Consolidate emails re: same and reconcile master loan list. Multiple T/Cs re: status (.6). Review and coordinate analysis on DIP and properties (.5). Coordinate PM requirements (.4). Coordinate marketing requirements (.4). Review of title and loan analysis (.7).	2.20	869.00
9/10/2025	David Kieffer	Create custom script to parse account statements data from PDF document.	2.60	1,547.00
9/10/2025	Jyoti Khyadi	Update recovery analysis and scenarios (1.3). Update property equity analysis; circulate draft of same for review w/ R. Itkin and Hogan (1.1)	7.50	1,500.00
9/10/2025	Quintin Brown	Extract information into formatted excel document for ease of data manipulation and reporting.	2.40	1,380.00
9/10/2025	Ryan Gaudet		0.80	240.00

9/11/2025	Alex Kaczmariski	Participate in conference call w/ PWC regarding recovery analysis.	0.50	247.50
9/11/2025	Benjamin Guinard	Oversight of PDF data extraction. QC of final output.	3.00	900.00
9/11/2025	Cathy Garnica	Research Clayton Rd property. Provided estimated valuation and f/u w/ DK and DM re: same (.3). F/U w/ title re: reconveyance (.1). Confer w/ R. Itkin and DK (.1) and T/C w/ R. Itkin re: same (.2). Confer w/ counsel and team re: title reports (.1)	0.80	396.00
9/11/2025	Cathy Garnica	Finalize draft TIC mapping for various properties and Natoma. F/U w/ title re: missing deeds. Provide same to QB and AK.	5.10	2,524.50
9/11/2025	Cathy Garnica	Review correspondence re: 531-533 Camino del Mar properties (.1). Research CC&R's and respond to team (.3). Confer w/ QB and counsel re: liens for Gateway (.1). Confer w/ DM re: 236 King (.1).	0.60	297.00
9/11/2025	Dan Marcoux	Meeting w/ QB, MB, and DK re: prep for PWC call on recovery analysis (.6). Review/ reconcile property level debt, equity and cross collateral (1.5).	2.10	829.50
9/11/2025	Jyoti Khyadi	Create custom script to parse account statements data from PDF document.	6.50	1,300.00
9/11/2025	Mike Bergthold	T/C w/ PWC and JSH team re: recovery analysis.	0.50	297.50
9/12/2025	Cathy Garnica	Provide TIC mapping to team along w/ backup and notes (.4). Research parcels for property (.5). T/C w/ title (.2) re: same and debrief w/ DK and DM re: same and next steps (.3).	1.40	693.00
9/12/2025	Dan Marcoux	T/Cs w/ listing agents to coordinate marketing (.6). Review title and equity analysis (1.0), respond on potential offers (.2). Working sessions w/ AK and HD re: 8/31 MORs and amendments to Schedules; confer w/ MB re: same (1.7).	1.80	711.00
9/12/2025	Quintin Brown	Analyze Socotra property portfolio and 7 years of debt service payments across 60 loan accounts re: mediation; revert same to R. Itkin and Hogan (4.6)	6.30	3,622.50
9/14/2025	Cathy Garnica	Review and research property records for 531-533 Camino del Mar.	0.90	445.50
9/15/2025	Dan Marcoux	Review/reconcile tax liabilities for schedules. Review/edit joint status conference statement.	2.80	1,106.00
9/15/2025	Dan Marcoux	Socotra loan and property transfer analysis.	2.20	869.00
9/15/2025	David Kieffer	Confer w/ DM re: property requirements. Review of marketing and analysis and sale. Coordinate contract requirements.	2.10	1,249.50
9/16/2025	Cathy Garnica	Review of budget and cash requirements. Additional review of records and draft update re: 531-533 Camino del Mar. T/C w/ DK re: Gateway properties. T/C w/ QB re: 415 Pacific loan.	1.80	891.00
9/16/2025	Cathy Garnica	Various exchanges w/ title (.1). Confer w/ DM re: additional properties and review correspondence from counsel re: same (.3).	0.80	396.00

9/16/2025	David Kieffer	Multiple T/Cs re: status. Review of property and marketing of same. Review of analysis and coordinate same. Review of cash. Review of title and property lien status and impact on sale.	2.60	1,547.00
9/17/2025	Cathy Garnica	F/U w/ title re: additional properties. Review correspondence re: schedules.	0.70	346.50
9/17/2025	Quintin Brown	Review Socotra mediation brief. Summarize notes from same. Review status report updates w/ Hogan and JSH team. Provide reports to MB for review. Confer w/ DK re: Oregon property and research same. T/C w/ DK, R. Itkin and counsel to review same.	1.00	575.00
9/18/2025	Cathy Garnica	Reconcile property documents, F/U w/ PM and update property dashboard.	1.10	544.50
9/18/2025	Dan Marcoux	Confer w/ DK re: request for property review.	2.80	1,106.00
9/22/2025	Cathy Garnica	Discuss deed in lieu w/ DM, emails w/ counsel and DM re: foreclosure notice (.3).	0.20	99.00
9/23/2025	Mike Bergthold	Confer w/ team re: files. PM meeting w/ team and Atty. Flemming to review properties and Socotra loans. Review various correspondence re: properties and chain of title for same (.4). Confer w/ DK and DM re: same (.4). Research, prepare and provide outlines of same (1.3).	0.30	178.50
9/24/2025	Cathy Garnica	Exchanges w/ title re: document requests (.4). Reconcile equity analysis. Meeting w/ DK, QB, CG and PwC re: Socotra property schedules, lien priorities, and property abandonment.	1.70	841.50
9/24/2025	Cathy Garnica	Various exchanges w/ team re: property, lender, liens, ownership, etc. for meeting. Review title reports and schedules re: same and upload backup.	2.50	1,237.50
9/24/2025	Dan Marcoux	Confer w/ DK, CG, and DM re: Socotra mediation details. Title and other property research pursuant to request of Hogan.	1.60	632.00
9/25/2025	Cathy Garnica	Confer w/ team re: Wilkerson properties (.4). T/C w/ counsel and R. Itkin re: status or case and requirements for same. Confer w/ CG and DM re: new property. Confer w/ QB re: analysis of property. Confer w/ AK re: cash flow and settlement.	2.80	1,386.00
9/25/2025	Quintin Brown	Review sale motion declarations and exhibits. Comments and correspondence to SG team re: same. Meet w/ DK, DM, and CG re: sale motion and Socotra mediation.	0.80	460.00
9/26/2025	Alex Kaczmariski	T/C w/ DK, MB and DM re: settlement (.4). Confer w/ DM re: Wilkerson properties (.2). Begin to outline same (.8). F/U w/ title re: same (.2).	1.00	495.00
9/26/2025	Cathy Garnica	JSH team meeting to discuss implication of settlement w/ secured creditor and changes needed to analyses. Confer w/ counsel re: La Salle property (.2). Research same and provide deed (.3). Review county records to complete Wilkerson Ave property abstract (.6). Finalize mapping and chain and provide same to DK and DM (.8).	0.40	198.00
9/26/2025	David Kieffer		1.40	833.00
9/26/2025	Quintin Brown		1.90	1,092.50
9/29/2025	Cathy Garnica		1.60	792.00
9/29/2025	Mike Bergthold		0.50	297.50
9/30/2025	Cathy Garnica		1.90	940.50

135.10 60,909.50

Asset Disposition

9/5/2025	Dan Marcoux	Meeting w/ counsel re: DIP budget, prop management, motions, demolition, and sales. Confer w/ DK re: UD attorney.	1.60	632.00
9/11/2025	Dan Marcoux	Confer w/ U/D counsel re: evictions, T/C w/ tenants re: notice to sell, confer w/ DK re: same.	1.50	592.50
9/15/2025	Cathy Garnica	Confer w/ DK and DM re: addendum to PSA.	0.20	99.00
9/16/2025	Dan Marcoux	Reconcile collateral exhibit for DIP lender.	1.20	474.00
9/17/2025	Dan Marcoux	Reconcile DIP collateral exhibit. Coordinate meetings. Confer w/ accounting re: A/P.	1.70	671.50
9/17/2025	Dan Marcoux	Meeting w/ R. Itkin and San Diego U/D counsel.	0.40	158.00
9/18/2025	Dan Marcoux	Meeting w/ Atty. Gribble re: 415 Pacific Ave and lis pendens.	0.70	276.50
9/18/2025	Dan Marcoux	F/U w/ counsel re: sales procedures. Meeting w/ DIP lender re: collateral assignments. Confer w/ DK.	2.30	908.50
9/19/2025	Cathy Garnica	Confer w/ broker and DK re: NHD's and order same. Provide escrow and title info to broker. Confer w/ DB and MB re: claim.	0.70	346.50
9/21/2025	Dan Marcoux	T/C w/ Atty. Ullo re: sales procedure. Reconcile and circulate exhibit.	1.20	474.00
9/23/2025	Cathy Garnica	Confer w/ escrow re: NHD reports.	0.30	148.50
9/23/2025	Dan Marcoux	Reconcile files and exhibits, confer w/ DK re: sales. T/C w/ U/D counsel re: notices to tenants and eviction filing.	1.30	513.50
9/24/2025	Dan Marcoux	T/C and F/U w/ brokers re: counteroffer, addendums, and listing prep. Confer w/ counsel re: tenants.	1.60	632.00
9/26/2025	Dan Marcoux	Status meeting w/ team and counsel re: sales, TICs, motions, and property details. F/U w/ brokers re: listings and offers.	1.60	632.00
9/27/2025	Cathy Garnica	Confer w/ DB re: addendum to sale docs.	0.20	99.00
9/29/2025	Dan Marcoux	Meeting w/ Sonoma City Atty re: notice of abatement and mitigation procedures. F/U w/ broker re: sale.	1.20	474.00
9/29/2025	Dan Marcoux	Sales update w/ brokers. Review counteroffer and CAR addendum. Provide edits to counsel.	1.90	750.50
9/30/2025	Dan Marcoux	Track sales offers, F/U w/ brokers re: procedures, reconcile dashboard, confer w/ DK.	1.80	711.00
9/30/2025	Dan Marcoux	Track contact information (.7), multiple T/Cs w/ TICs re: property details and sales (.8), confer w/ Atty. Ullo (.4).	1.90	750.50
			23.30	9,343.50

BK Reporting

9/10/2025	Dan Marcoux	Review schedules and assist w/ MOR.	2.10	829.50
9/12/2025	Cathy Garnica	Confer w/ MB and DB re: claims form (.4).	0.40	198.00
9/12/2025	Debbie Burger	Process incoming mail. Process order employing Stapleton Group. Begin preparation of SG claim in BK.	1.10	434.50
9/12/2025	Mike Bergthold	T/C w/ AK and QB re: MOR filing and revisions, secured lender information for mediation, and DIP discussions.	0.50	297.50

9/15/2025	Quintin Brown	Review and analyze Joint Status report, DIP agreement schedules, and Socotra mediation support. Confer w/ SG team and Hogan re: same.	1.40	805.00
9/16/2025	Mike Bergthold	Emails w/ counsel and JSH team re: liens, DIP motion, lender negotiations, and the joint status report.	0.50	297.50
9/22/2025	Mike Bergthold	Emails w/ counsel and JSH team re: mediation matters, property foreclosure, and cash report.	0.70	416.50
9/25/2025	Dan Marcoux	Reconcile files and provide support for Socotra mediation hearing.	1.40	553.00
9/26/2025	Dan Marcoux	Meeting to discuss plan documents for filing. Reconcile property list w/ DK. F/U on R&M.	1.40	553.00
9/26/2025	Dan Marcoux	Review and provide updates to sales procedure motion, exhibits, and purchase agreement addendum (2.2). Confer w/ DK, QB and CG (.4).	2.60	1,027.00
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			12.10	5,411.50

Operational Management

9/2/2025	Alex Kaczmariski	Attention to KSMP A/P processing and cash management.	1.00	495.00
9/2/2025	Dan Marcoux	Meeting w/ team and counsel re: sales, town hall, subcon motion, and insurance (1.0). Review insurance estimates (.6) and circulate memo to counsel (.5).	2.10	829.50
9/2/2025	Dan Marcoux	Reconcile emails, coordinate site visit and mail collection. Review demo costs and circulate agreements. F/U on property management tasks and T/C w/ tenants.	2.20	869.00
9/2/2025	Yenni Liang	CNB online administration for R. Itkin. T/C w/ L. Brown re: credentials and new user activation.	0.30	118.50
9/4/2025	Alex Kaczmariski	Attention to KSMP A/P processing and cash management.	0.80	396.00
9/5/2025	Alex Kaczmariski	Attention to KSMP A/P processing and cash management.	2.00	990.00
9/5/2025	Dan Marcoux	Track/reconcile emails (.4), review demolition estimate and scope (.7).	1.10	434.50
9/5/2025	Dan Marcoux	T/Cs w/ UD attorneys. F/U and update task ledger. Confer w/ team re: pending deliverables.	1.50	592.50
9/8/2025	Alex Kaczmariski	T/Cs (.2) and correspondence re: A/P and approvals (.3).	0.50	247.50
9/8/2025	Dan Marcoux	T/Cs w/ P/M re: onboarding (.6). T/C w/ broker re: TIC properties (.4). Confer w/ MB re: onsite logistics (.5).	1.50	592.50
9/11/2025	Alex Kaczmariski	T/Cs (.2) and correspondence re: A/P and approvals (.3).	0.50	247.50
9/12/2025	Alex Kaczmariski	T/Cs (.2) and correspondence re: A/P and approvals (.3).	0.50	247.50
9/15/2025	Yenni Liang	Confer w/ L. Brown re: wire instructions, provide to AK and archive file.	0.30	118.50
9/16/2025	Dan Marcoux	Status update meeting w/ team and counsel. F/U w/ Atty. Ullo re: evictions and disclosure statements.	1.30	513.50
9/17/2025	Yenni Liang	Review various bank accounts (.3). Confer w/ L. Brown, AK and MB re: bank fees (.2).	0.50	197.50
9/19/2025	Alex Kaczmariski	Research account information and process payment for US Trustee fees.	1.20	594.00
9/22/2025	Alex Kaczmariski	Process and f/u on payments.	2.00	990.00
9/23/2025	Dan Marcoux	Status update meeting w/ team and counsel, assign next tasks. F/U w/ R. Itkin re: sales, CapEx, and cross collateral.	2.10	829.50

9/24/2025	Dan Marcoux	F/U w/ property manager re: landscaping and R&M. T/C w/ insurance, track invoices, coordinate A/P.	1.30	513.50
9/26/2025	Alex Kaczmariski	Process and f/u on payments.	1.00	495.00
9/26/2025	Alex Kaczmariski	Review week's mail and provide information on receipt coding. Weekly cash and ap accounting, updating weekly cash	1.00	495.00
9/29/2025	Alex Kaczmariski	schedules	2.00	990.00
9/29/2025	Dan Marcoux	Confer w/ counsel re: occupied properties. Meeting w/ DK re: project status and task list. Property admin.	1.40	553.00
9/30/2025	Dan Marcoux	Meeting w/ team and counsel re: sales, stay relief, property management, and bankruptcy proceedings.	1.10	434.50
9/30/2025	Dan Marcoux	Review/ edit agreements (1.1), coordinate meetings w/ counsel (.2), property administration (.7), F/U w/ manager (.2).	2.20	869.00
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			31.40	13,653.00

Case Administration

9/2/2025	Alex Kaczmariski	Attend Bi-Weekly call with attorneys.	1.00	495.00
9/2/2025	Mike Bergthold	Attend bi-weekly team meeting w/ counsel.	1.00	595.00
9/5/2025	Alex Kaczmariski	Attend Bi-Weekly call with attorneys.	1.00	495.00
9/9/2025	Alex Kaczmariski	T/C w/ attorneys from Hogan Lovall regarding DIP budget.	0.50	247.50
9/9/2025	Alex Kaczmariski	Bi-Weekly status call with attorneys and internal team.	1.20	594.00
		Emails w/ counsel and AK re: tax return preparation. T/C w/ counsel re: cost of case administration. Emails w/ AK and		
9/11/2025	Mike Bergthold	counsel re: bank account matters.	0.60	357.00
9/12/2025	Alex Kaczmariski	Bi-Weekly status call with attorneys and internal team.	1.50	742.50
9/12/2025	Mike Bergthold	Bi-weekly update call w/ counsel and JSH team.	0.50	297.50
		Review tax information and org chart, emails w/ counsel and AK re: same. Review payments to secured lender, emails w/		
9/15/2025	Mike Bergthold	counsel, and JSH team re: same.	1.30	773.50
9/16/2025	Alex Kaczmariski	Attend bi-weekly status conference call with attorneys.	1.20	594.00
9/16/2025	Mike Bergthold	T/C w/ JSH team and counsel re: bi-weekly update.	0.80	476.00
		Meeting w/ DK re: issues w/ Del Mar properties, etc. Update re:		
9/18/2025	David Stapleton	independent director and tasks.	0.30	178.50
9/19/2025	Debbie Burger	File proof of claim in bankruptcy. Process check run.	0.60	237.00
9/23/2025	Alex Kaczmariski	Participate in bi-weekly status meeting with attorneys.	1.00	495.00
		T/C w/ counsel and JSH team re: offers, task list, MOR, and		
9/23/2025	Mike Bergthold	various deadlines.	1.20	714.00
9/26/2025	Alex Kaczmariski	Participate in bi-weekly status meeting with attorneys.	0.50	247.50
		Weekly update call w/ R. Itkin and KSMP counsel re: action		
9/26/2025	Mike Bergthold	items. Sales motion.	0.90	535.50
9/30/2025	Alex Kaczmariski	Participating in bi-weekly call	1.00	495.00
		Emails w/ JSH team re: weekly agenda, payments, and TIC		
9/30/2025	Mike Bergthold	attorney questions.	0.40	238.00
			<hr/>	
			16.50	8,807.50

Claims Administration and Objections

9/2/2025	Hamish Davidson	Access and review Proofs of Claim in counsel Box folder.	0.60	327.00
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9/3/2025	Alex Kaczmariski	Participate in budget call with PWC.	0.50	247.50
9/3/2025	Hamish Davidson	Download POC's from counsel Box. Draft POC spreadsheet and populate same.	2.40	1,308.00
9/4/2025	Hamish Davidson	Complete populating POC register, circulate link and corresponded with counsel re: same.	1.60	872.00
9/11/2025	Hamish Davidson	Review counsel correspondence and respond.	0.40	218.00
9/11/2025	Hamish Davidson	Review counsel correspondence and respond re: Gateway Plaza.	0.50	272.50
9/12/2025	Hamish Davidson	Review emails and files regarding additional properties and KSMP equity.	0.40	218.00
9/12/2025	Hamish Davidson	Follow up with QB and AK on treatment of KSMP property values.	0.50	272.50
9/15/2025	Alex Kaczmariski	Research Socotra loan outstanding balances and crossed collateral.	1.50	742.50
9/15/2025	Hamish Davidson	Review correspondence regarding Status Report and loan payments.	0.30	163.50
9/16/2025	Alex Kaczmariski	Research Socotra loan outstanding balances and crossed collateral.	1.00	495.00
9/16/2025	Hamish Davidson	Review and address counsel correspondence regarding Gateway.	0.30	163.50
9/16/2025	Hamish Davidson	Review counsel response on collating future POC information.	0.20	109.00
9/19/2025	Hamish Davidson	Review updated POC report from Verita.	0.30	163.50
9/24/2025	Hamish Davidson	Review updated Verita claims report.	0.40	218.00
9/26/2025	Hamish Davidson	Search for TIC information on 452C 1st St E.	0.40	218.00
9/29/2025	Hamish Davidson	Search files and claim lists for TIC contact information.	0.60	327.00
			11.90	6,335.50
<u>Cash Management</u>				
9/18/2025	Alex Kaczmariski	Call with Attorney from Serene regarding DIP budget.	0.50	247.50
			0.50	247.50
<u>Court Hearings and Preparation</u>				
9/8/2025	Dan Marcoux	Prepare for and attend 341a hearing (1.4).	1.40	553.00
9/8/2025	Mike Bergthold	Emails w/ JSH team and counsel re: revised forecast and UST call prep. UST call. Review 13-week cashflow revision.	0.70	416.50
9/17/2025	Mike Bergthold	Emails w/ JSH and counsel re: status report revisions, hearing time change, MOR and DIP hearing prep.	0.40	238.00
9/19/2025	Alex Kaczmariski	Attend DIP hearing and status conference.	1.80	891.00
9/19/2025	Mike Bergthold	DIP and conversion hearings.	2.20	1,309.00
			6.50	3,407.50
<u>Meetings of and Communications with Creditors</u>				
9/2/2025	Mike Bergthold	Emails w/ JSH team and counsel re: town hall planning.	0.20	119.00
9/4/2025	Alex Kaczmariski	Town hall preparation T/C w/ counsel.	1.00	495.00
9/4/2025	Cathy Garnica	T/C w/ committee members, R. Itkin and team. F/U w/ title's counsel re: additional closing statements.	0.70	346.50

9/4/2025	Mike Bergthold	T/C w/ counsel re: SubCon matters. T/C w/ OCC, R. Itkin, and KSMP counsel re: town hall meeting prep.	0.30	178.50
9/4/2025	Quintin Brown	Calls w/ SG team re: Committee recovery analysis. Partially attend call w/ committee, Hogan, R. Itkin, and JSH team re: town hall.	0.90	517.50
9/5/2025	Mike Bergthold	Attend bi-weekly meeting w/ R. Itkin, JSH and counsel team meeting re: budget update and town hall prep, etc.	1.00	595.00
9/9/2025	Quintin Brown	Update property equity analysis and Committee recovery analysis with alternative scenarios.	1.10	632.50
9/10/2025	Mike Bergthold	Prep for town hall meeting w/ counsel and R. Itkin.	1.60	952.00
9/11/2025	Quintin Brown	Meet w/ SG team re: recovery analysis, Socotra mediation, and prep for call w/ PWC re: same. Meet w/ PWC and SG team re: Socotra mediation and recovery analysis. Prep for and follow up w/ R. Itkin re: same. Meet w/ DK and DM re: priorities. Emails w/ QB and AK re: tax returns and MOR status. Email w/ counsel re: town hall and property / creditor issues in RE portfolio.	2.00	1,150.00
9/12/2025	Mike Bergthold		0.40	238.00
9/14/2025	Mike Bergthold	Emails re: town hall, review mediation statement draft.	0.30	178.50
9/15/2025	Mike Bergthold	Review script for town hall and emails w/ counsel re: same.	0.70	416.50
9/15/2025	Mike Bergthold	Emails w/ counsel and JSH team re: joint status report.	1.40	833.00
9/16/2025	Quintin Brown	Review script and attend Investor town hall meeting (1.4). Review updated status report (.4). Confer w/ Hogan and JSH team re: same (.1). Draft, finalize and circulate lender portfolio analysis for review w/ Committee re: mediation (1.6). Confer w/ PWC, JSH team, R. Itkin, and Hogan re: same (.2). Review mediation brief (.3).	2.60	1,495.00
9/18/2025	Cathy Garnica	Review claim and update backup. Confer w/ MB and DB re: same.	0.40	198.00
9/24/2025	Quintin Brown	Working sessions w/ DK, CG, DM, and S. Fleming (PWC) re: Socotra negotiation and mediation.	1.60	920.00
			16.20	9,265.00
<u>Travel</u>				
9/4/2025	Dan Marcoux	Travel to and from Sonoma for project management, billed @ 50% of time.	5.10	2,014.50
			5.10	2,014.50
<u>Real Estate</u>				
9/2/2025	Blake Hayes	Process and forward mail received.	0.30	52.50
9/2/2025	David Kieffer	Multiple T/Cs re: listing and property requirements (.8). Review and coordinate analysis (.7). Review and coordinate contracts (.2). T/C re: TICs and environmental (.2).	1.90	1,130.50
9/2/2025	Debbie Burger	Process incoming mail.	0.80	316.00
9/3/2025	Blake Hayes	Confer w/ SB re: accounting process.	0.20	35.00

9/3/2025	Dan Marcoux	Coordinate HVAC repairs and janitorial services. Process contracts, reconcile schedules, and coordinate on site meetings.	2.80	1,106.00
9/3/2025	Dan Marcoux	T/Cs w/ demolition contractors (.4) and brokers (.3) re: Boyes Food Center. Confer w/ team (.4). Reconcile property details to initiate PM onboarding (1.6).	2.70	1,066.50
9/4/2025	Dan Marcoux	Meeting w/ Atty. Pollock re: mail collection and key control. Coordinate key access for tenants.	1.20	474.00
9/4/2025	Dan Marcoux	Meeting w/ city reps re: notice of abatement and demolition (2.0).	2.00	790.00
9/4/2025	David Kieffer	Review of townhall and meeting with committee (1.3). Coordinate property requirements and review of marketing requirements (.5). Review of TIC and property requirements (.5). Coordinate property requirements and inspections (.9).	3.20	1,904.00
9/5/2025	Dan Marcoux	Confer w/ broker re: rents (.7). Review of UD and property requirements in SD (.3). Review of status of marketing starts and property requirements (1.1). Confer w/ DM re: property status (.4).	0.70	276.50
9/5/2025	David Kieffer		1.80	1,071.00
9/5/2025	Debbie Burger	Process incoming mail.	0.20	79.00
9/5/2025	Mike Bergthold	T/C w/ J. Mayers of Dinsmore re: unlawful detainer. T/C w/ DK re: UD strategy.	0.50	297.50
9/5/2025	Quintin Brown	Biweekly meeting w/ R. Itkin, Hogan, and SG team.	1.10	632.50
9/8/2025	Blake Hayes	Process and forward mail.	0.20	35.00
9/8/2025	David Kieffer	Multiple T/Cs re: property and coordinate same (.8). Coordinate analysis and confer w/ DM re: status (.1).	0.90	535.50
9/8/2025	Debbie Burger	Process incoming mail.	0.40	158.00
9/8/2025	Mike Bergthold	Tour 8340-8350 Auburn Blvd in Sacramento. T/C w/ DM re: same.	1.00	595.00
9/8/2025	Quintin Brown	Review TIC ownership diagram w/ CG (.3).	0.30	172.50
9/9/2025	Blake Hayes	Process and forward mail. Process payment request re: propane tank.	0.50	87.50
9/9/2025	Dan Marcoux	Correspond w/ tenants re: rent collection and deferred maintenance. Review and process mail. Reconcile financials and rent roll.	2.10	829.50
9/9/2025	Debbie Burger	Process incoming mail.	1.10	434.50
9/10/2025	Dan Marcoux	Compile leases and F/U w/ property management takeover.	1.40	553.00
9/10/2025	Debbie Burger	Process incoming mail.	0.30	118.50
9/10/2025	Mike Bergthold	Emails w/ DK and J. Mayers re: UD counsel need and conflict checks for potential attorneys.	0.20	119.00
9/11/2025	Dan Marcoux	F/U on marketing efforts, coordinate access w/ brokers, exhibit property transfers, review debt schedules and loan statements.	3.20	1,264.00
9/11/2025	David Kieffer	Multiple T/Cs and coordinate property requirements and status of same. Coordinate marketing and multiple T/Cs re: same. Review of analysis and coordinate same.	2.40	1,428.00
9/12/2025	Dan Marcoux	Meeting w/ team and counsel re: sales, TICs, DIP, and properties. F/U on rent payments and notices to tenants. Meeting w/ Atty. Itkin and U/D counsel re: evictions.	2.30	908.50

9/12/2025	Dan Marcoux	Review budget (.7), meeting w/ P/Ms re: repairs and maintenance (.4), confer w/ team and counsel (.3). F/U on notices to tenants, estoppels, and new lease agreements (1.0).	2.40	948.00
9/12/2025	David Kieffer	Multiple T/Cs re: property and marketing and confer w/ agents re: same (1.3). Review of lender and property analysis and coordinate same (.8). Confer w/ UD attorney re: status (.3). Confer w/ R. Itkin and counsel re: status (.3)	2.70	1,606.50
9/12/2025	Quintin Brown	Biweekly meeting w/ R. Itkin, Hogan, and SG team. Meet w/ MB and AK re: priorities.	1.60	920.00
9/15/2025	Blake Hayes	Process and forward mail received. Confer w/ DM re: invoices.	0.60	105.00
9/15/2025	Dan Marcoux	Review/process A/P.	1.40	553.00
9/15/2025	Debbie Burger	Process incoming mail.	0.80	316.00
9/16/2025	Dan Marcoux	Consolidate/respond to emails (.6), track A/P (.3), confer w/ agents re: live listings (.7). Property management admin (1.5). T/C w/ PM re: A/P, R&M, and procedures (.7). Review title reports and deed transfers (1.9), respond to counsel (.3).	3.10	1,224.50
9/16/2025	Dan Marcoux	Process incoming mail.	2.90	1,145.50
9/16/2025	Debbie Burger		0.20	79.00
9/17/2025	Blake Hayes	Process and review invoices. Forward invoices and payment request form to accounting (1.40). Confer w/ SB and DM re: same (.3). T/C w/ EDCO re: invoice and W9 (.3).	2.00	350.00
9/17/2025	Dan Marcoux	Meeting w/ R. Itkin and U/D counsel re: Sonoma evictions (.8). F/U w/ brokers (.7). Circulate insurance details to counsel (.3).	1.80	711.00
9/17/2025	Dan Marcoux	Catalog emails, on-site inspection of Del Mar properties, confer w/ DK re: status. F/U on R&M.	2.20	869.00
9/17/2025	David Kieffer	Multiple T/Cs re: UD, title and sales. Review of duplex title. Tour property w/ team. Confer w/ agent re: status.	1.90	1,130.50
9/17/2025	Debbie Burger	Process incoming mail.	0.30	118.50
9/18/2025	Blake Hayes	Process mail. Process payment request re: property manager and HVAC.	1.00	175.00
9/18/2025	Dan Marcoux	Review adversary complaint, collateral exhibits, and A/P. Response to counsel.	1.70	671.50
9/18/2025	David Kieffer	Multiple T/Cs re: status of property (.7). Coordinate dec and filing requirements (.8). Coordinate marketing and confer w/ agents re: same (.2). Review of escrow requirements and confer w/ CG re: same (.4).	2.10	1,249.50
9/18/2025	Debbie Burger	Process incoming mail.	0.20	79.00
9/19/2025	David Kieffer	Review of marketing and confer w/ agent re: same (.5). Review of contract and confer w/ agent and R. Itkin and counsel re: same (.4). Review of Dec and coordinate same (.2). Confer w/ team re: analysis and review of same (.2).	1.30	773.50
9/22/2025	Blake Hayes	Process and forward payment request form re: Recology.	0.10	17.50
9/22/2025	Blake Hayes	Process mail.	0.50	87.50

		Coordinate sale and marketing requirements (.7). Review and coordinate analysis (.7). Confer w/ team re: property requirements (.4).	1.80	1,071.00
9/22/2025	David Kieffer			
9/22/2025	Debbie Burger	Process incoming mail.	0.60	237.00
		Title and other property research pursuant to request of Hogan.	1.00	495.00
9/23/2025	Alex Kaczmariski			
		Review property sales offers, F/U w/ brokers re: procedures, F/U w/ Sonoma City Atty. re: abatement.	1.60	632.00
9/23/2025	Dan Marcoux			
		T/C w/ PM re: accounting, R&M, and inspections. Track Socotra liens and reconcile for conference hearing.	2.20	869.00
9/23/2025	Dan Marcoux			
		Multiple T/Cs re: status and marketing and property analysis. Confer w/ multiple Agents and DM re: status of contracts and marketing and coordinate same. Coordinate analysis of property and review of same for mediation.	3.40	2,023.00
9/23/2025	David Kieffer			
9/23/2025	Debbie Burger	Process incoming mail.	0.30	118.50
		Process payment request re: Kenwood. T/C w/ City of Sonoma re: invoices. L/V w/ City of Del mar re: past due notice.	0.70	122.50
9/24/2025	Blake Hayes			
		Catalog emails (.6), review title chain and deeds (1.1), confer w/ DK and CG re: Socotra hearing (.5).	2.20	869.00
9/24/2025	Dan Marcoux			
		Attend mediation and confer w/ R. Itkin and counsel re: analysis and requirements for property (1.2). Review and coordinate requirements for negotiation (1.3). Confer w/ PWC re: KSMP analysis and coordinate same (2.1). Confer w/ team re: analysis and coordinate same (.3).	4.90	2,915.50
9/24/2025	David Kieffer			
		Review analysis for support of settlement discussion (.8). Participate in discussion and strategy w/ LFM and mediator (1.3). Review of offers and confer w/ agent re: status of same (1.0). Confer w/ R. Itkin re: property and sale requirements (.3).	3.40	2,023.00
9/24/2025	David Kieffer			
9/24/2025	Debbie Burger	Process check run.	0.20	79.00
9/25/2025	Blake Hayes	T/C w/ vendors re: outstanding balance.	1.20	210.00
9/25/2025	Cathy Garnica	F/U w/ escrow re: NHD (.2).	0.20	99.00
		Attend mediation (1.2). Review and prepare documents and analysis (1.8). Confer w/ PWC re: status and coordinate same (.7). Review and coordinate documents required for negotiation (.6). Review of title requirements and title for same (.4).	4.70	2,796.50
9/25/2025	David Kieffer			
		Confer w/ team re: analysis and data for same. Confer w/ agents re: marketing and coordinate documents and contracts. Confer w/ counsel re: contract requirements.	2.40	1,428.00
9/25/2025	David Kieffer			
9/25/2025	Debbie Burger	Review of filing.	0.30	118.50
9/26/2025	Blake Hayes	Process incoming mail.	0.20	35.00
		Confer w/ DM re: invoices.		
9/26/2025	Cathy Garnica	Review correspondence re: filings (.2). T/C w/ DK, QB and DM re: same (.5).	0.70	346.50
		Coordinate lock changes and property security. T/Cs w/ counsel re: retainer agreement and fees.	1.20	474.00
9/26/2025	Dan Marcoux			

9/26/2025	David Kieffer	Confer w/ MB and DM re: settlement (.4). Review and coordinate property analysis (.8). Confer w/ DM re: property and case requirements (.7). Confer w/ DM re: listing and agents and review of files for same (.4).	2.30	1,368.50
9/26/2025	David Kieffer	Confer w/ listing agents re: offers and review of same. Confer w/ counsel re: contract and draft and edit same.	0.60	357.00
9/26/2025	Debbie Burger	Process check run and incoming mail. Process declaration in support of sales procedure motion.	0.70	276.50
9/29/2025	Blake Hayes	Process A/P register.	1.20	210.00
9/29/2025	Blake Hayes	Confer w/ DM re: property manager and turnover utilities accounts. Confer w/ DM re: permits.	0.50	87.50
9/29/2025	Dan Marcoux	Coordinate lock changes (.4), reconcile rent roll (.5), update TIC ledger (.3), review A/P register (.3), T/Cs w/ utility companies (.3).	1.80	711.00
9/29/2025	David Kieffer	Coordinate sale and property requirements and T/C w/ agents. Confer w/ DM re: status and requirements for same. T/C w/ LFM re: Perris property and coordinate same.	2.10	1,249.50
9/29/2025	Debbie Burger	Process incoming mail.	0.90	355.50
9/30/2025	David Kieffer	Review of sale status and confer w/ R. Itkin and counsel re: same (.7). Confer w/ DM re: property sale and requirements and review of same (.4). Confer w/ agent re: status of sales (.5). Confer w/ counsel re: contract requirements and review of same (.6).	2.20	1,309.00
9/30/2025	Debbie Burger	Process incoming mail.	0.20	79.00
			<hr/>	<hr/>
			112.20	52,565.00
<u>Tax</u>				
9/13/2025	Mike Bergthold	Review draft 2024 tax returns and 2022 tax returns as filed.	0.40	238.00
			<hr/>	<hr/>
			0.40	238.00

Activity	Hours	Amount
Accounting, Budget, and Reporting	155.00	63,918.00
Asset Analysis and Recovery	135.10	60,909.50
Asset Disposition	23.30	9,343.50
BK Reporting	12.10	5,411.50
Case Administration	16.50	8,807.50
Cash Management	0.50	247.50
Claims Administration and Objections	11.90	6,335.50
Court Hearings and Preparation	6.50	3,407.50
Meetings of and Communications with Creditors	16.20	9,265.00
Operational Management	31.40	13,653.00
Real Estate	112.20	52,565.00
Tax	0.40	238.00
Travel	5.10	2,014.50
Total Fees	526.20	236,116.00

Expenses	Amount
Lodging	394.96
Mileage	140.70
Parking	71.00
Postage & Correspondence	154.29
Software	6.55
Total Expenses	767.50

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Exhibit 5
(October 1, 2025, through October 31, 2025)

Stapleton Group a part of J.S. Held

December 18, 2025

KS Mattson Partners LP
514 Via de la Valle
Suite 210
Solana Beach, CA 92075

RE: October 2025 Monthly Invoice

Enclosed please find the October 1, 2025 through October 31, 2025, Stapleton Group. ("Stapleton") billing. Included for your review is the following information presented in Exhibit A:

- A. Summary of Fees by Professional; page 2
- B. Time Description Detail; pages 3 - 22
- C. Summary of Compensation by Category; page 23
- D. Summary of Expenses; page 23

The total amount of hours incurred during the period total 473.30, representing fees in the amount of \$214,038.50. Stapleton has also incurred expenses in the amount of \$2,737.82. As such, Stapleton wrote off all meals in the amount of \$137.86. Further, and at Ms. Itkin's direction, Stapleton timekeepers partially or completely no charged meeting time throughout the month.

Asset & Operations Manager:

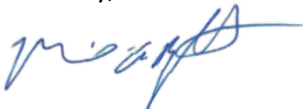
Stapleton was appointed to serve as the Debtor's Operations and Asset Manager effective as of the relief date of June 9, 2025.

Stapleton has invoiced monthly based on hourly rates multiplied by hours incurred. Stapleton's blended hourly rate for the period was \$452.23. The hourly rates by professional are consistent with those set forth in Stapleton's employment application.

Stapleton respectfully requests the fees in the net amount of \$214,035.50 and expenses in the amount of \$2,737.82 for a total of \$216,776.32 to be paid.

Should you have questions please contact me at (213) 404-0113.

Sincerely,



Mike Bergthold, Senior Managing Director

EXHIBIT A

Time Description Detail

Summary of Fees by Professional and Category, and Expenses



STAPLETON
GROUP

A PART OF  JS|HELD

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324573
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 10/31/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.	PROJECT NAME
250700463	KS Mattson Partners, LP - Robbin Itkin - Mattson

Professional Services Rendered:	USD	\$ 214,038.50
Expenses:	USD	\$ 2,737.82
Invoice Total	USD	\$ 216,776.32

Rounding differences may exist compared to the detail pages



STAPLETON
GROUP

A PART OF JS|HELD

J.S. Held LLC - US
50 Jericho Quadrangle
Ste 117
Jericho, NY 11753
United States

Phone: 516.621.2900
Tax ID #: 47-3291463

Invoice No: INV-01US-0324573
Date: 11/14/2025
Due date: 11/14/2025
Payment Terms: Due Upon Receipt
Bill Through Date: 10/31/2025

Cathy Garnica
KS Mattson Partners, LP - Robin Itkin - Mattson -
Fee Fund
514 Via De La Valle, Suite 210
Solana Beach, CA 92075
United States

INVOICE

PROJECT NO.	PROJECT NAME
250700463	KS Mattson Partners, LP - Robbin Itkin - Mattson

SUMMARY OF PROFESSIONAL SERVICES RENDERED:

Staff Member	Total Hours	Rate	Amount
STRATEGIC ADVISORY			
Alex Kaczmariski	69.10	495.00	34,204.50
Blake Hayes	15.70	175.00	2,747.50
Cathy Garnica	33.50	495.00	16,582.50
Chase Stroman	0.60	395.00	237.00
Chuck Nguyen	13.50	325.00	4,387.50
Dan Marcoux	152.20	395.00	60,119.00
David Kieffer	51.20	595.00	30,464.00
David Stapleton	1.10	595.00	654.50
Debbie Burger	5.90	395.00	2,330.50
Hamish Davidson	21.90	545.00	11,935.50
Mike Bergthold	14.30	595.00	8,508.50
Quintin Brown	36.70	575.00	21,102.50
Sierra Boyer	17.80	200.00	3,560.00
Stephen Potts	21.30	495.00	10,543.50
Trushi Shah	6.80	300.00	2,040.00
Yenni Liang	11.70	395.00	4,621.50
TOTAL STRATEGIC ADVISORY	473.30		214,038.50

PLEASE REFERENCE THE J.S. HELD INVOICE NUMBER # **INV-01US-0324573** WHEN REMITTING PAYMENT
J.S. Held and its affiliates and subsidiaries are not a certified public accounting firm and do not provide audit, attest, or any
other public accounting services. J.S. Held is not a law firm and does not provide legal advice. All rights reserved.

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Accounting, Budget, and Reporting

10/1/2025	Alex Kaczmarski	Update Sept MOR and other cash reporting.	1.00	495.00
10/1/2025	Chuck Nguyen	Download and archive confirmation. Review, post and record outgoing ACH payment. Review, post and commit in-house checks payment. Confer w/YL re: print check.	0.70	227.50
10/1/2025	Dan Marcoux	Reconcile general ledger, rent roll, and operating statements. Create new vendor. Process A/P. Confer w/ CN re: vendor code.	1.80	711.00
10/1/2025	Sierra Boyer	Run G/L report.	0.60	120.00
10/1/2025	Trushi Shah	Record payment.	0.20	60.00
10/1/2025	Yenni Liang	Review various bank statements. F/u w/ CNB re: bank fees. Process rent deposits, update tracker and archive files. Reconcile tax, debt, and sales ledger. T/C w/ QB re: same.	0.80	316.00
10/2/2025	Dan Marcoux	Confer w/ Atty. Ullo re: dashboard.	1.90	750.50
10/2/2025	Sierra Boyer	Confer w/ DM re: A/P register.	0.20	40.00
10/3/2025	Sierra Boyer	Process A/P. Create new vendor codes. Confer w/ DM re: invoices and w9s. Confer w/ vendor re: invoice total. Confer w/ vendor re: invoice payments.	2.40	480.00
10/3/2025	Trushi Shah	Record various deposits and process bank statement.	0.80	240.00
10/3/2025	Yenni Liang	Review and approve various new vendors. Review invoices. Confer w/ YL re: new vendor code. Process A/P. Confer w/ DM re: w9.	0.60	237.00
10/6/2025	Sierra Boyer		0.90	180.00
10/6/2025	Trushi Shah	Record various payment transactions in Yardi.	0.60	180.00
10/6/2025	Yenni Liang	Process E deposits, update check log and archive receipts.	0.50	197.50
10/7/2025	Alex Kaczmarski	Prepare Sept MOR reporting.	0.50	247.50
10/7/2025	Alex Kaczmarski	Attention to A/P to be processed. Provide approvals and respond to questions re: budget. Process A/P. Confer w/ BH, DM and YL re: in house checks and A/P requests.	0.50	247.50
10/7/2025	Sierra Boyer		1.50	300.00
10/7/2025	Trushi Shah	Record various payment transaction in Yardi.	0.40	120.00
10/7/2025	Yenni Liang	Review and post A/P batches (.5). Process checks (.4). Process E deposits, update check log, archive receipts for various deposits (.6).	1.50	592.50
10/8/2025	Chuck Nguyen	Review and approve PayScan invoices. Post, commit and process check run via Bill Pay. Review, post and record outgoing ACH payment. Review and post tenants rent payment. Confer w/ TS re: revising GL coding and attaching back up.	1.80	585.00
10/8/2025	Trushi Shah	Record various deposit transactions in Yardi.	1.00	300.00
10/9/2025	Alex Kaczmarski	Attention to A/P to be processed. Provide approvals and respond to questions re: budget. Create and post J/E batches for multiple bank charges. Create, post and record outgoing wires and overpaid refund payments. Perform bank reconciliation for 12 bank accounts. Prepare Serene property payment registers, bank activity and GL per AK request.	0.50	247.50
10/9/2025	Chuck Nguyen		3.90	1,267.50
10/9/2025	Dan Marcoux	Coordinate A/P (.4)	0.40	158.00

10/9/2025	Sierra Boyer	Confer w/ DM re: w9. Create new vendor code. Process A/P.	0.60	120.00
10/10/2025	Alex Kaczmariski	Prepare Sept MOR reporting.	1.00	495.00
10/10/2025	Alex Kaczmariski	Attention to A/P to be processed. Provide approvals and respond to questions re: budget.	0.50	247.50
10/10/2025	Chuck Nguyen	Review and approve vendors setup. Review and approve PayScan invoice. Post and process Bill Pay, record outgoing wire and tenants rent payments. Confer w/ AK re: backup for quarterly fees payment.	1.10	357.50
10/10/2025	Sierra Boyer	Confer w/ DM re: cash receipt.	0.30	60.00
10/10/2025	Trushi Shah	Record various deposit transactions in Yardi.	1.50	450.00
10/13/2025	Alex Kaczmariski	Update DIP budget and 13-week cash flow forecasts for actuals and new projections of sales proceeds given Socotra settlement.	2.00	990.00
10/13/2025	Alex Kaczmariski	Draft and update Monthly Operating Report.	2.50	1,237.50
10/13/2025	Yenni Liang	Process various rent deposits, update check log and archive receipts.	0.60	237.00
10/14/2025	Alex Kaczmariski	Update DIP budget and 13-week cash flow forecasts for actuals and new projections of sales proceeds given Socotra settlement.	2.00	990.00
10/14/2025	Alex Kaczmariski	Draft and update Monthly Operating Report.	1.00	495.00
10/14/2025	Chuck Nguyen	Review and approve vendors setup.	0.20	65.00
10/14/2025	Quintin Brown	Analyze updated DIP budget and variance reporting (1.0). Confer w/ JSH team (.2) and review final DIP order re: same (.5).	1.70	977.50
10/14/2025	Sierra Boyer	Create new vendor code. Confer w/ DM re: W9. Confer w/ vendor re: W9. Process A/P.	1.30	260.00
10/14/2025	Yenni Liang	Review, post A/P batches and process in house checks.	0.80	316.00
10/15/2025	Sierra Boyer	Process E deposits.	0.40	80.00
10/15/2025	Yenni Liang	Process A/P.	0.80	316.00
10/15/2025	Yenni Liang	Review and post A/P batch (.2). Process in house checks (.2). Process E deposits, download confirmations, update check log and archive files (.4).	0.80	316.00
10/16/2025	Alex Kaczmariski	Update cash accounting.	2.50	1,237.50
10/16/2025	Sierra Boyer	Review and approve A/P for processing. Update budget tracking file.	1.20	240.00
10/16/2025	Trushi Shah	Confer w/ vendor re: outstanding balance. Confer w/ DM re: approval. Process A/P.	0.30	90.00
10/16/2025	Yenni Liang	Recorded various AR transactions in Yardi	0.40	158.00
10/17/2025	Alex Kaczmariski	Review and post A/P batches.	1.50	742.50
10/17/2025	Alex Kaczmariski	Update DIP budget and 13-week cash flow forecasts for actuals and new projections of sales proceeds given Socotra settlement.	0.50	247.50
10/17/2025	Chuck Nguyen	Draft and update Monthly Operating Report.	1.70	552.50
10/17/2025	Chuck Nguyen	Review and approve PayScan invoice. Post, commit and process Bill Pay payment. Review and post multiple tenants rent payments.		

10/17/2025	Dan Marcoux	Reconcile property dashboard and recovery analysis. Update sales tracker and provide notes to counsel.	1.60	632.00
10/17/2025	Sierra Boyer	Process A/P. Confer w/ DM re: mailing address. Confer w/ BH re: FedEx log.	0.50	100.00
10/17/2025	Trushi Shah	Recorded various deposit transactions in Yardi Review, post A/P batches (.2). Process in house checks (.2).	0.50	150.00
10/17/2025	Yenni Liang	Confer w/ DM re: AP and signers (.1).	0.50	197.50
10/20/2025	Alex Kaczmarski	Financial reporting- DIP budget comparison, updated 13-week forecast and Monthly Operating Report.	2.50	1,237.50
10/20/2025	Alex Kaczmarski	Review and approve A/P and property manager funding requests. Reconcile expenditures to budget.	0.50	247.50
10/20/2025	Dan Marcoux	Review/ reconcile general ledger (.8).	0.80	316.00
10/20/2025	Sierra Boyer	Run G/L report.	0.20	40.00
10/20/2025	Yenni Liang	Review cash balance. Confer w/ CNB re: analysis fees and refunds on various accounts.	0.30	118.50
10/21/2025	Alex Kaczmarski	Financial reporting- DIP budget comparison, updated 13-week forecast and Monthly Operating Report.	3.50	1,732.50
10/21/2025	Alex Kaczmarski	Participate in call with E. McNeilly from Hogan regarding MOR and DIP lender reporting.	0.50	247.50
10/21/2025	Alex Kaczmarski	Review and approve A/P and property manager funding requests. Reconcile expenditures to budget.	0.20	99.00
10/21/2025	Mike Bergthold	Review DIP budget report and emails w/ counsel and JSH team re: same (.5).	0.50	297.50
10/21/2025	Mike Bergthold	T/C w/ counsel re: DIP budget changes and asset sales forecast.	0.50	297.50
10/21/2025	Quintin Brown	Confer w/ JSH team re: DIP reporting.	0.10	57.50
10/21/2025	Yenni Liang	Process E deposits, download receipts, update check log, archive files (.5). Confer w/ AK and CN re: reconciliation (.1).	0.60	237.00
10/22/2025	Alex Kaczmarski	Financial reporting- DIP budget comparison, updated 13-week forecast and Monthly Operating Report.	2.50	1,237.50
10/22/2025	Alex Kaczmarski	Participate in call with E. McNeilly from Hogan regarding MOR and DIP lender reporting.	1.00	495.00
10/22/2025	Chuck Nguyen	Review outgoing wires. Update tenant rent payment notes. Confer w/ YL re: verifying tenants addresses.	0.50	162.50
10/22/2025	Dan Marcoux	Reconcile general ledger, update property financials. F/U w/ P/M re: same and coordinate funding.	2.40	948.00
10/22/2025	Sierra Boyer	Initiate wires. Confer w/ DM re: wire instructions. Confer w/ vendor re: wire instructions. Confer w/ BH re: paid invoices. Research cash receipts.	1.30	260.00
10/22/2025	Trushi Shah	Record A/R.	0.40	120.00
10/22/2025	Yenni Liang	Review outgoing wires (.3). Confer w/ TS re: deposit slip (.1). Process E deposits, download receipts and archive files (.6).	1.00	395.00
10/23/2025	Alex Kaczmarski	Financial reporting- DIP budget comparison, updated 13-week forecast and Monthly Operating Report.	3.00	1,485.00
10/23/2025	Alex Kaczmarski	Review and approve A/P and property manager funding requests. Reconcile expenditures to budget.	0.20	99.00

10/23/2025	Chuck Nguyen	Review and post tenants rent payments.	0.30	97.50
10/23/2025	Dan Marcoux	Confer w/ MB re: taxes (.4). Review county assessor records (.9), update exhibit (.3). Property lvl income statements (.6). Process paper invoices. Process A/P. Confer w/ DM re: invoice approval.	2.20	869.00
10/23/2025	Sierra Boyer	Record various transaction in Yardi.	0.30	60.00
10/23/2025	Trushi Shah	Financial reporting- DIP budget comparison, updated 13-week forecast and Monthly Operating Report	0.50	150.00
10/24/2025	Alex Kaczmarski	Review and post multiple tenants rent payments. Review and approve PayScan invoices. Post, commit and process Bill Pay payment.	1.50	742.50
10/24/2025	Chuck Nguyen	Process A/P. Confer w/ BH re: invoices.	0.80	260.00
10/24/2025	Sierra Boyer	Record A/R.	1.00	200.00
10/24/2025	Trushi Shah	Accounts payable processing, update accounting schedules for MOR reporting and DIP budget reporting.	0.40	120.00
10/27/2025	Alex Kaczmarski	Participate in call w/ E. McNeilly and R. Itkin regarding MOR and DIP reporting comments and edits.	2.20	1,089.00
10/27/2025	Alex Kaczmarski	Update Sept MOR and 10/19 DIP Lender reporting for comments from R. Itkin and E. McNeilly.	0.80	396.00
10/27/2025	Alex Kaczmarski	Review, revise and approve PayScan invoices. Post, commit and process Bill Pay payments. Review and post incoming funds from vendor refund.	0.50	247.50
10/27/2025	Chuck Nguyen	Confer w/ YL re: re: cash receipt. Process A/P. Process A/R.	0.70	227.50
10/27/2025	Sierra Boyer	Confer w/ BH re: A/P request.	0.90	180.00
10/27/2025	Yenni Liang	Process E deposit, download receipt and archive file.	0.20	79.00
10/28/2025	Alex Kaczmarski	Accounts payable processing, update accounting schedules for MOR reporting and DIP budget reporting.	2.00	990.00
10/28/2025	Alex Kaczmarski	Update Sept MOR and 10/19 DIP Lender reporting for comments from R. Itkin and E. McNeilly.	0.50	247.50
10/28/2025	Chuck Nguyen	Review and approve PayScan invoice. Post, commit and process Bill Pay payment.	0.20	65.00
10/28/2025	Sierra Boyer	Process invoices.	0.10	20.00
10/28/2025	Yenni Liang	Confer w/ AK and CNB re: bank fees refund.	0.20	79.00
10/29/2025	Alex Kaczmarski	Accounts payable processing, update accounting schedules for MOR reporting and DIP budget reporting.	2.00	990.00
10/29/2025	Chuck Nguyen	Review, post and process in-house check and record outgoing ACH payments.	0.40	130.00
10/29/2025	Sierra Boyer	Process A/P. Confer w/ DM re: invoice approval. Initiate wire. Create new CNB template. Confer w/ YL re: urgent wire.	1.40	280.00
10/29/2025	Trushi Shah	Process check run.	0.20	60.00
10/29/2025	Yenni Liang	Record A/P.	0.30	118.50
10/30/2025	Alex Kaczmarski	Review and approve wire template. Review email from L. Brown re: fees refunds and analysis.	3.00	1,485.00
10/30/2025	Alex Kaczmarski	Accounts payable processing, update accounting schedules for MOR reporting and DIP budget reporting.	2.00	990.00
10/30/2025	Alex Kaczmarski	Begin working on Oct MOR and 11/1 DIP reporting.		

10/30/2025	Chuck Nguyen	Review and post tenants rent payments. Review outgoing wire.	0.50	162.50
		Process cash receipt. Process A/R. Confer w/ BH re: invoice service address. Confer w/ AK re: wire approval. Initiate wire.		
10/30/2025	Sierra Boyer	Process A/P. Edit CNB template.	2.50	500.00
		Review and approve wire template. Review wires. F/U w/ SB re: approval. Review invoices.		
10/30/2025	Yenni Liang	Accounts payable processing, update accounting schedules for MOR reporting and DIP budget reporting.	0.60	237.00
10/31/2025	Alex Kaczmariski	Begin working on Oct MOR and 11/1 DIP reporting.	1.00	495.00
10/31/2025	Alex Kaczmariski	Review outgoing wire. Set up property, bank account and project vendor in systems.	1.00	495.00
10/31/2025	Chuck Nguyen	Review and reconcile general ledger. F/U w/ tenants re: past due rents. Coordinate A/P.	0.70	227.50
10/31/2025	Dan Marcoux	Confer w/ TS and CN re: property codes.	1.20	474.00
10/31/2025	Sierra Boyer		0.20	40.00
		Review various wires (.5). T/C w/ AK re: bank fees and services (.5). Review September analysis statement for all KS Mattson fees (.6). Confer w/ CNB re: removal of various services (.4).		
10/31/2025	Yenni Liang		2.00	790.00
			111.30	44,065.50

Asset Analysis and Recovery

		Confer w/ counsel re: Wilkerson properties. Exchanges w/ title re: release. Confer w/ DM re: King Ave property and f/u w/ counsel.		
10/1/2025	Cathy Garnica	Review property records and deeds, respond to TICs.	1.00	495.00
10/1/2025	Dan Marcoux	Coordinate meeting w/ counsel.	1.10	434.50
10/1/2025	Mike Bergthold	Emails w/ PWC and JSH teams re: claims review and revision. Review claims summary (.6), T/C w/ PWC re: review process and status (.3).	0.20	119.00
10/2/2025	Mike Bergthold	Exchanges w/ counsel re: property searches and transfers. Confer w/ DM re: contact info for TICs. T/C w/ tenant re: notice.	0.90	535.50
10/3/2025	Cathy Garnica	Coordinate w/ title re: next steps.	0.80	396.00
10/4/2025	Quintin Brown	Review LFM liquidation analysis.	0.20	115.00
		Prepare list of properties for call w/ title and provide for review (.8). Research transfers in various counties related to K. Mattson personally along with others (2.3). Update to team and counsel re: same. F/U exchanges (5).		
10/5/2025	Cathy Garnica	Research various properties and chain down title (.7). Draft memo to counsel and team re: same along w/ backup (.6).	3.60	1,782.00
10/5/2025	Cathy Garnica	Confer w/ team re: contact info for TICs (.4).	1.70	841.50
10/5/2025	Mike Bergthold	Review update schedules from Verita. Emails w/ JSH team re: same.	0.20	119.00
		T/C w/ title and DK re: upcoming sales. T/C w/ counsel to review chain downs for various properties. F/U w/ title re: release for deed.		
10/6/2025	Cathy Garnica		0.90	445.50

10/6/2025	David Kieffer	Coordinate property requirements and analysis for property (.3). Review of recovery, analysis and coordinate same (.5). Review of accounting (.5). Coordinate sale requirements and contracts (.6).	1.90	1,130.50
10/6/2025	Mike Bergthold	Emails w/ JSH team re: TIC communication. Emails w/ counsel and Verita re: claims. Review claims analysis.	1.20	714.00
10/6/2025	Mike Bergthold	Review liquidation analysis and notes. T/C w/ all counsel re: same.	1.00	595.00
10/7/2025	Cathy Garnica	Confer w/ counsel re: Farragut.	0.20	99.00
10/7/2025	Dan Marcoux	Socotra mediation and KSMP recovery analysis (3.3). Confer w/ DK, QB and S. Fleming re: estimated equity (.5).	3.80	1,501.00
10/7/2025	Mike Bergthold	Review real estate sales analysis and T/C w/ DK and DM re: same.	0.70	416.50
10/7/2025	Mike Bergthold	Emails and T/C w/ JSH team re: claims review process and focus.	0.30	178.50
10/7/2025	Quintin Brown	Confer w/ JSH team and PWC re: liquidation, recovery and claims analyses (.4). Analyze claims as of 10/3/25 (.6). Meet w/ AK re: same (.3). Review recovery analysis (.2) and working session w/ DM re: same (.7)	2.20	1,265.00
10/8/2025	Cathy Garnica	Confer w/ counsel re: 210 LaSalle title report (.1). Confer w/ DM re: Lovall chain of title (.2). Confer w/ DM re: sale procedures (.2). Review title for Ocean Front property (.3). F/U w/ title re: same and confer w/ DM (.2).	1.00	495.00
10/8/2025	Dan Marcoux	Reconcile recovery analysis. T/Cs w/ DK, QB, and S. Fleming re: updates. Prep file for mediation.	2.80	1,106.00
10/8/2025	Mike Bergthold	T/C w/ AK re: analysis and related questions. Emails w/ JSH team re: liquidation analysis and real estate sales timing.	0.30	178.50
10/9/2025	Cathy Garnica	Confer w/ DM re: title for 1834-1836 Ocean. Various exchanges w/ team re: same. Confer w/ title re: same.	1.10	544.50
10/10/2025	Cathy Garnica	Review correspondence re: Live Oak (.1). Research same and provide response to team (.3). Confer w/ counsel re: project dashboard (.2).	0.60	297.00
10/10/2025	Dan Marcoux	Meeting w/ PWC re: settlement agreement, recovery analysis, and equity calculations. Reconcile schedules.	1.00	395.00
10/10/2025	Mike Bergthold	Emails w/ counsel and PWC on claims and transfer information (.4).	0.40	238.00
10/10/2025	Mike Bergthold	Emails w/ PWC and JSH team re: ownership interest and secured debt.	0.20	119.00
10/10/2025	Mike Bergthold	Review claims analysis and emails w/ AK and QB re: same.	0.20	119.00
10/10/2025	Quintin Brown	Correspondence re: Socotra mediation. Review case priorities.	0.60	345.00
10/11/2025	Mike Bergthold	Emails w/ counsel re: lift of stay motion on LFM controlled RE and settlement discussions. T/C w/ counsel re: same.	0.40	238.00
10/13/2025	Cathy Garnica	Confer w/ DM and DK re: title for 1834-1836 Ocean (.3).	0.30	148.50
10/13/2025	Cathy Garnica	Meeting w/ DK, R. Itkin, DM and counsel to review issues re: Equitable Ocean and additional properties.	1.20	594.00
10/13/2025	Mike Bergthold	Email w/ counsel re: claims listing, ownership percentages, and case status.	0.30	178.50

10/13/2025	Quintin Brown	Confer w/ HD re: claims updates (.5). Analyze claims register as of 10/8/25 (.8). Reconcile same w/ PWC analyses and prior reporting (.2); confer w/ PWC re: same (.1).	1.60	920.00
10/14/2025	Cathy Garnica	F/U questions and request from counsel and Atty. Golden re: property ownership.	0.50	247.50
10/14/2025	Quintin Brown	Review Socotra mediation agreement, exhibits, motion and proposed order (.7). Confer w/ JSH team re: same (.2).	0.90	517.50
10/15/2025	Cathy Garnica	Confer w/ DM re: lien and affected properties (.1). Research same and confirm (.3).	0.40	198.00
10/15/2025	Quintin Brown	Correspondence w/ counsel and JSH team re: Socotra mediation.	0.40	230.00
10/19/2025	Cathy Garnica	Review correspondence re: 18285 Hwy lien (.2) and confer w/ team re: same (.4).	0.60	297.00
10/21/2025	Cathy Garnica	F/U w/ title re: 15th St report date down. Confer w/ DM re: canceled PSA for 18010 Hwy. Confer w/ escrow re: status of NHD. Exchanges w/ counsel re: 2024 transfers and details of same. Review correspondence re: DOJ lis pendens.	0.70	346.50
10/21/2025	Cathy Garnica	Review and research history of 1817-1819 Ocean. Draft memo to DK and DM re: same along w/ backup. Prepare schedule of property taxes for Farragut and provide same to DK and DM. F/Us re: same.	1.30	643.50
10/22/2025	Cathy Garnica	Review correspondence re: Grant Deed for 1834-1836 (.6). Confer w/ DK and DM re: signature (.3) and f/u w/ counsel re: same (.2).	1.10	544.50
10/22/2025	Cathy Garnica	Research DOJ's lis pendens and confer w/ DK and DM re: same (.4). Review and forward updated prelim to counsel for 15th St. Provide prelim for Clayton to DM (.3).	0.70	346.50
10/23/2025	Cathy Garnica	Review correspondence re: property taxes (.2). Review same and respond (.2). Review updated title reports and compare to previous reports (.4). Provide same to team (1). F/U w/ title re: new requests (.1).	1.00	495.00
10/23/2025	Cathy Garnica	Review various correspondence re: correction deed. Exchanges w/ DK and DM re: same. T/C w/ DK, R. Itkin and DM re: same.	1.10	544.50
10/24/2025	Dan Marcoux	Perform financial analysis for sales and estate proceeds. Update sales tracker to include same and marketing details. Research Moon and Kentucky properties (.3). Confer w/ DK and DM re: same (.1). Provide responses along w/ backup for same (.2).	3.30	1,303.50
10/28/2025	Cathy Garnica	T/C w/ Atty. O'Brien re: Gateway properties, co-ownership, marketing, and sales. Confer w/ broker re: offer, reconcile proceed analysis.	0.60	297.00
10/28/2025	Dan Marcoux	T/C w/ JSH team re: update on claims analysis and communication plan re: same.	1.60	632.00
10/28/2025	Mike Bergthold		0.50	297.50

10/28/2025	Mike Bergthold	Bi-weekly team meeting w/ counsel and JSH team, emails re: invoice from claims agent.	0.60	357.00
10/28/2025	Quintin Brown	Confer w/ DM re: LFM debt balance request and review same.	0.40	230.00
10/29/2025	Cathy Garnica	Various exchanges w/ DK and DM re: Moon and Kentucky properties. Coordinate escrow for Millerick. F/U w/ broker re: additional requests for Farragut.	0.70	346.50
10/29/2025	Dan Marcoux	Confer w/ PWC re: lender settlements. T/C w/ QB and Atty. Ullo re: same. Prep schedules.	1.80	711.00
10/29/2025	Quintin Brown	T/C w/ S Daar (FTI) re: lender settlements (.4). Call w/ DM re: same (.2). Review lender debt details re: settlement (.2).	0.90	517.50
10/29/2025	Quintin Brown	Correspondence w/ HD and DM re: same (.1).	0.20	115.00
10/31/2025	Cathy Garnica	Review lender balances and details w/ DM and PWC. Review requests re: TIC (.4). Research same and confer w/ counsel re: same (.4). Various f/u's re: same (.3).	1.10	544.50
			54.30	26,860.50

Asset Disposition

10/1/2025	Dan Marcoux	Track sales offers (.5), T/Cs w/ brokers re: contracts (.4), F/U w/ counsel re: counteroffer and addendum (.3).	1.20	474.00
10/2/2025	Cathy Garnica	Review agreement from title. Confer w/ DK re: same. T/C w/ title re: same. F/U re: status of title reports.	0.40	198.00
10/6/2025	Dan Marcoux	Confer w/ counsel re: commercial sales agreement (.3). F/U w/ brokers re: counteroffer and procedures (.4). Review claims report for TICs (.7), T/Cs re: marketing (.3).	1.70	671.50
10/6/2025	Dan Marcoux	Meeting w/ Atty. Romeo re: relocation assistance. Confer w/ DK and R. Itkin re: procedures. T/C w/ Atty. Zyromski re: cash for keys agreement.	1.40	553.00
10/7/2025	Dan Marcoux	F/U w/ brokers re: sales, offers, marketing, and contracts. Provide updates to counsel.	1.20	474.00
10/8/2025	Dan Marcoux	T/Cs w/ counsel re: offers and sales timeline (.8). F/U w/ brokers re: same (.8).	1.60	632.00
10/8/2025	Dan Marcoux	Correspond w/ lenders re: property details and marketing status (.5). Coordinate meetings w/ counsel (.3).	0.80	316.00
10/9/2025	Dan Marcoux	Note and prep for escrow roadblocks (.4).	0.40	158.00
10/13/2025	Dan Marcoux	Review offers (.4). Confer w/ counsel re: agreements and counters (.3). Meeting w/ DK re: status and tasking (.5).	1.20	474.00
10/13/2025	Dan Marcoux	Multiple T/Cs w/ brokers re: unit access, property details and sale procedures (1.1). Confer w/ DK (.2) and f/u w/ counsel re: same (.3).	1.60	632.00
10/15/2025	Dan Marcoux	Meeting w/ lender re: cross collateralization and sale proceeds. Meeting w/ counsel re: property disputes.	1.80	711.00
10/16/2025	Cathy Garnica	Review PSA for 15th St. Various exchanges w/ team and counsel re: same.	0.80	396.00
10/16/2025	Dan Marcoux	T/C w/ S. Wellander re: 856 4th St and 23105 Millerick sale and counteroffer.	0.70	276.50

		Review of PSA for 856 4th St. Provide comments to team.		
10/17/2025	Cathy Garnica	Review correspondence re: 15th St and Coast properties.	0.90	445.50
10/17/2025	Dan Marcoux	T/C w/ T. Wohl re: listing prices and market analysis. Meeting w/ DIP lender re: mediation.	1.20	474.00
10/20/2025	Dan Marcoux	Confer w/ title re: escrow (.3).	0.30	118.50
10/20/2025	Dan Marcoux	T/C w/ Atty. Brady re: property details. T/C w/ Atty. Arkow re: purchase agreement.	0.70	276.50
10/21/2025	Dan Marcoux	Review commercial purchase agreement and offers. Prep counteroffer and purchase addendum.	1.30	513.50
10/21/2025	Dan Marcoux	T/C w/ brokers re: updates, marketing, and contracts (1.2). Coordinate execution (.5). Review marketing material (.4).	2.10	829.50
10/22/2025	Dan Marcoux	Coordinate purchase agreement execution. Update real estate dashboard, circulate to counsel.	1.40	553.00
10/22/2025	Dan Marcoux	Confer w/ DK and CG re: correction grant deed. Prep documents for signature. Provide sales updates.	1.90	750.50
10/23/2025	Dan Marcoux	Circulate correspondence re: property transactions. T/C w/ counsel re: fraudulent conveyance.	1.20	474.00
10/24/2025	Cathy Garnica	Review sales team requests and provide same (.4). Review NHD's received (.4). Archive same and forward to broker (.2).	1.30	643.50
10/24/2025	Dan Marcoux	T/C w/ brokers re: marketing, property details, and offers (.4). Review deeds of trust and grant deeds (1.3).	1.70	671.50
10/27/2025	Dan Marcoux	Prep sales agreement for tenants in common, circulate to counsel. Confer w/ team re: joint sale procedures.	1.10	434.50
10/28/2025	Cathy Garnica	Exchanges w/ DK and DM re: sales prep. Meet w/ DM to review setup of schedules, files, PSA's, etc.	0.90	445.50
10/28/2025	Dan Marcoux	Facilitate execution of sales documents (.6). Finalize declaration statements (1.0).	1.60	632.00
10/28/2025	Dan Marcoux	Multiple T/Cs w/ brokers re: marketing and sales status. Update tracker, circulate details to counsel.	1.40	553.00
10/29/2025	Cathy Garnica	Review PSA's for Farragut and Millerick (.7). Various exchanges w/ DM re: same (.4). Review order re: sales procedures (.3). F/U w/ DM re: requirements for same (.1). Prepare project trackers for escrow and title (.4). Exchanges w/ broker re: pending items for Farragut (.2).	2.10	1,039.50
10/29/2025	Dan Marcoux	T/Cs w/ brokers re: offers, sales contracts, and TICs. T/C w/ TICs re: sales. Confer w/ DK re: same.	1.70	671.50
10/30/2025	Cathy Garnica	Exchanges w/ escrow re: Millerick.	0.30	148.50
10/31/2025	Cathy Garnica	Confer w/ DM re: details to request from broker for Farragut (.3).	0.30	148.50
10/31/2025	Dan Marcoux	Multiple T/Cs w/ brokers re: add'l offers and overbid procedures (.8). Prep/circulate contracts (1.3).	2.10	829.50
			40.30	16,618.50
<u>BK Reporting</u>				
10/2/2025	Mike Bergthold	Emails w/ counsel re: filing deadlines and upcoming hearing prep.	0.40	238.00

10/3/2025	Quintin Brown	Confer w/ E. McNeilly re: insider payments.	0.10	57.50
10/12/2025	Quintin Brown	Confer w/ AK re: MOR and DIP lender reporting.	0.20	115.00
10/13/2025	Mike Bergthold	T/C and emails w/ AK re: MOR and updated budget (.6). Emails w/ JSH team re: real estate recovery estimates (.4).	1.00	595.00
10/13/2025	Quintin Brown	Confer w/ AK re: MOR and DIP lender reporting (.3); review same (.3).	0.60	345.00
10/14/2025	Cathy Garnica	Review correspondence re: filings and settlement. Review same and provide comments. Various exchanges w/ team and counsel re: same.	1.40	693.00
10/15/2025	Cathy Garnica	Review various correspondence re: motions and filings (.2).		
10/15/2025	Dan Marcoux	Confer w/ team and attend call re: same (.5).	0.70	346.50
10/15/2025	Dan Marcoux	Meeting w/ counsel re: motion and declaration filings and procedures. Consolidate emails and f/u w/ PM.	1.30	513.50
10/17/2025	Quintin Brown	Confer w/ Hogan, JSH Team, and PWC re: amended SOFA/Schedules.	0.40	230.00
10/19/2025	Quintin Brown	Confer w/ AK re: 9/30/25 MOR.	0.10	57.50
10/20/2025	Alex Kaczmariski	Participate in internal call regarding updates to schedules/statements, SOFA and MOR.	0.50	247.50
10/20/2025	Cathy Garnica	Review DK declaration re: 15th St. Confer w/ counsel re: title report and f/u w/ title re: date down of same. Review correspondence from escrow.	0.70	346.50
10/20/2025	Dan Marcoux	Review and reconcile status conference report (1.5). F/U w/ counsel re: liens and fees. (.3)	1.80	711.00
10/20/2025	Mike Bergthold	Myriad emails w/ counsel re: MOR, affidavits, 13-week cash flow, and DIP lender communication.	0.50	297.50
10/20/2025	Quintin Brown	Analyze Socotra property debt schedules for adjustments to SOFA/SOAL.	0.50	287.50
10/20/2025	Quintin Brown	Review 9/30/25 MOR inquiries with AK and MB (.2). Review amended plan and disclosure statement (.4). Review SOFA/SOAL amendments (.7). Partially attend meeting w/ E. McNeilly, AK, and HD re: 9/30 MOR updates and amendments to KSMP SOFA/schedules (.5).	1.60	920.00
10/22/2025	Mike Bergthold	Emails w/ counsel and JSH team re: MOR, property taxes, and secured debt calculations.	0.20	119.00
10/22/2025	Quintin Brown	Confer w/ SP and PWC re: historical bank statements (.2) and review same (.2). Correspondence re: Socotra Debt balances /MOR (.1).	0.50	287.50
10/27/2025	Mike Bergthold	Emails re: MOR revisions, update on property sales.	0.30	178.50
10/27/2025	Quintin Brown	Meet w/ HD re: SOFA/Schedule amendments and claims management (.4); summarize notes/action items from same (.2).	0.60	345.00
10/27/2025	Quintin Brown	Correspondence with SP, S. Golden, and E. McNeilly re: affiliate list, KSMP claim, and SOFA/SOAL amendments (.3); review analyses re: same (.4). Partially attend meeting with PSZJ, PWC, KBK, Hogan and JSH team re: claim analysis (.5).	1.20	690.00

10/28/2025	Quintin Brown	Meet w/ JSH team re: claims adjudication priorities. Partially attend biweekly meeting with Hogan, R. Itkin, and JSH team re: case priorities.	1.30	747.50
10/28/2025	Quintin Brown	Review amendments required to SOFA/SOAL and potential claims against K. Mattson estate.	0.60	345.00
10/29/2025	Blake Hayes	Confer w/ QB re: BK schedules.	0.30	52.50
10/29/2025	Quintin Brown	Review and amend SOFA/SOAL (1.2). Calls/correspondence w/ JSH team re: same (.5).	1.70	977.50
10/31/2025	Blake Hayes	Process schedules in excel. Confer w/ QB re: same.	0.90	157.50
10/31/2025	Cathy Garnica	Review schedules for SOFA (.4). Provide comments to QB. F/U w/ QB re: same (.3).	0.70	346.50
10/31/2025	Quintin Brown	Review case priorities and prep for biweekly meeting, and meetings re: claims, SOFA/SOAL amendments (.6). Partially attend biweekly meeting with Hogan, R. Itkin, and JSH team (.6).	1.20	690.00
10/31/2025	Quintin Brown	Meet w/ SP re: K. Mattson claim, and SOFA amendments re: preferences. Meet w/ E. McNeilly and HD re: claims objections.	1.30	747.50
			22.60	11,685.00

Operational Management

10/1/2025	Dan Marcoux	Meeting w/ U/D counsel re: onboarding and initial steps. Coordinate rekeys and property takeover.	1.10	434.50
10/3/2025	Dan Marcoux	Meeting w/ team and counsel re: sales procedures & contracts, schedules, and mediation. Catalog emails.	1.10	434.50
10/3/2025	Dan Marcoux	T/C w/ DK re: listings, offers, and contracts. T/C w/ vendors re: A/P. T/C w/ P/M re: application motion.	0.80	316.00
10/6/2025	Dan Marcoux	Property administration, reconcile documents, review mail, catalog emails.	0.90	355.50
10/7/2025	Dan Marcoux	Status update w/ team and counsel re: sales, contracts, properties, and filings. Update dashboard and reconcile files.	1.90	750.50
10/7/2025	Dan Marcoux	Coordinate repairs and rekeys, correspond w/ tenants re: leases, track invoices, property administration.	1.30	513.50
10/8/2025	Chase Stroman	T/Cs and emails w/ DM and 1022 First St tenant re: repairs and PM.	0.40	158.00
10/8/2025	Dan Marcoux	Circulate repairs estimates, offers, sales contracts and property details to counsel. F/U re: same.	1.30	513.50
10/9/2025	Dan Marcoux	F/U w/ brokers re: new listings, provide property details, coordinate access. T/C w/ P/M re: status and junk removal.	1.60	632.00
10/10/2025	Dan Marcoux	Biweekly check in w/ team and counsel re: sales, PM, TICs, and motions. F/U on counteroffer and contracts.	0.50	197.50
10/10/2025	Dan Marcoux	T/Cs w/ vendors (.4), accounts payable (.3), and brokers (.3) re: coordination of R&M and property administration. F/U on termination agreement (.4).	1.40	553.00
10/13/2025	Cathy Garnica	Review billing and confer w/ DM re: status (.2).	0.20	99.00

10/13/2025	Dan Marcoux	Coordinate lock changes (.4), reconcile A/P (.3). F/U w/ PM (.3), review listing agreements (.4) and confer w/ counsel re: escrow roadblocks (.4).	1.80	711.00
10/14/2025	Dan Marcoux	Inspect 415 Pacific Ave and 5200 Gateway Plaza. Reconcile photos and inspection report.	1.80	711.00
10/14/2025	Dan Marcoux	Meeting w/ property manager re: scheduled maintenance, invoice tracking, accounting, and status.	0.70	276.50
10/14/2025	Dan Marcoux	Retrieve mail from Vacaville PO Box. Review, sort and process same.	0.60	237.00
10/14/2025	Dan Marcoux	Status call w/ team and counsel (1.0), circulate prop details (.2) and f/u on commercial purchase agreement (.2). T/C w/ brokers re: status (.3).	1.70	671.50
10/15/2025	Dan Marcoux	Coordinate utility transfers. F/U w/ tenants re: leases, reconcile property records, bankruptcy admin.	1.90	750.50
10/16/2025	Chase Stroman	T/C w/ tenant and email to DM 1022 1st St.	0.20	79.00
10/16/2025	Dan Marcoux	T/C w/ tenant re: repair request. F/U w/ PM. T/C w/ escrow officer re: purchase agreement.	1.70	671.50
10/16/2025	Dan Marcoux	Correspond w/ tenants re: lease termination (.7). Confer w/ counsel (.3). Sort mail (.4).	1.40	553.00
10/17/2025	Dan Marcoux	Status call w/ team and counsel re: sales, eviction process, and filings (.7). Circulate contracts for signature (.2).	0.90	355.50
10/20/2025	Dan Marcoux	Confer w/ counsel (.2) and edit termination agreement (1.2). Provide property details (.2).	1.60	632.00
10/20/2025	Dan Marcoux	T/C w/ P/M re: work orders, city req's and reporting (.6). F/U on status (.3).	0.90	355.50
10/21/2025	Dan Marcoux	Status meeting w/ team and counsel re: sales, TICs, property disputes, MORs, and property management.	1.70	671.50
10/21/2025	Dan Marcoux	F/U w/ P/M re: funding, review title records, review files for correspondence re: 454 15th St.	1.60	632.00
10/21/2025	Dan Marcoux	Verify tax records, correspond w/ tenants re: leases Confer w/ UD counsel re: notices to vacate.	1.30	513.50
10/22/2025	Dan Marcoux	Meet w/ tenant re: lease and rent collection (.7). Review documents (.9), confer w/ DK re: same and eviction (.6).	2.20	869.00
10/23/2025	Dan Marcoux	F/U w/ counsel re: purchase agreements. Coordinate collection of abandoned cars. Finalize termination agreement.	1.10	434.50
10/24/2025	Dan Marcoux	Coordinate notary (.4).	0.40	158.00
10/26/2025	Dan Marcoux	Facilitate notarized signings of correction grant deed and deeds of trust.	0.60	237.00
10/27/2025	Dan Marcoux	Meeting w/ DK and P/M re: leases, rent collection, repairs, and invoices. F/U re: notices. Reconcile termination agreement.	1.20	474.00
10/27/2025	Dan Marcoux	Correspond w/ tenants re: security deposits. Sales administration. F/U on marketing, provide updates to counsel.	2.80	1,106.00
10/28/2025	Dan Marcoux	Status meeting w/ team and counsel re: lis pendens, sales, marketing, prop mgmt, and roadblocks. F/U on tasks.	1.40	553.00
10/28/2025	Dan Marcoux	F/U on termination agreement (.2). Review mail (.3).	0.50	197.50

10/29/2025	Dan Marcoux	Review change of terms of tenancy and sample lease agreement. Provide edits and circulate w/ counsel.	2.10	829.50
10/29/2025	Dan Marcoux	T/C w/ DK and counsel re: Natoma property and environmental issues. T/C w/ Atty. Arkow re: purchase contracts.	1.10	434.50
10/29/2025	Dan Marcoux	Prep leases (.4), confer w/ counsel re: automatic stay (.3). Facilitate escrow w/ CG (.4). Plan travel to client site (.5).	1.60	632.00
10/30/2025	Dan Marcoux	Facilitate and oversee lock changes and lease estoppels. Inspect properties for condition.	2.40	948.00
10/30/2025	Dan Marcoux	Serve notices to tenants re: change of terms of tenancy and termination agreements.	1.20	474.00
10/30/2025	Dan Marcoux	Collect, sort and review PO Box mail. F/U on counteroffers, circulate contracts for signature.	1.10	434.50
10/31/2025	Dan Marcoux	Status meeting w/ team and counsel re: sales, stay relief, motions, hearings, and task listings.	0.80	316.00
10/31/2025	Dan Marcoux	Confer w/ QB and Atty. Ullo re: lender litigation. Coordinate notary for deeds of trust.	0.90	355.50
10/31/2025	Dan Marcoux	F/U w/ PMs re: property status. T/C w/ broker re: appraisals.	0.80	316.00
			54.50	21,547.50

Case Administration

10/1/2025	Debbie Burger	Review emails re: amending proof of claim. Prepare amended claim and send to QB for approval. Process incoming mail.	0.80	316.00
10/1/2025	Quintin Brown	Process online filing of amended proof of claim.	0.20	115.00
10/2/2025	Mike Bergthold	Review court docket filings.	0.30	178.50
10/3/2025	Alex Kaczmariski	F/U call w/ JSH team re: assignment of tasks (.3). Participate in bi-weekly status call.	1.20	594.00
10/3/2025	Mike Bergthold	Weekly update call w/ JSH team and counsel re: property sales update, deadlines, and related case news.	0.70	416.50
10/3/2025	Quintin Brown	Confer w/ JSH team re: updates.	0.10	57.50
10/6/2025	Debbie Burger	Review court docket for Bertorelli v. Mattson litigation. Download complaint and summarize for DM. Process incoming mail.	0.80	316.00
10/6/2025	Mike Bergthold	Confer w/ DK re: tasks for week and update on sales forecast.	0.20	119.00
10/7/2025	Alex Kaczmariski	Participate in bi-weekly meeting re: status.	1.00	495.00
10/7/2025	Mike Bergthold	Bi-weekly team T/C re: status of open items and task list. Review urgent and priority action items. Status update w/ MB re: same.	0.50	297.50
10/7/2025	Quintin Brown		0.30	172.50
10/10/2025	Alex Kaczmariski	Participate in bi-weekly meeting re: status.	1.00	495.00
10/10/2025	Mike Bergthold	Bi-weekly call w/ counsel and JSH team re: open tasks and deadlines (.6).	0.60	357.00
10/13/2025	Quintin Brown	Review case priorities.	0.10	57.50
10/14/2025	Alex Kaczmariski	Participate in bi-weekly status call with Hogan.	0.50	247.50

10/14/2025	Mike Bergthold	Bi-weekly JSH and counsel call re: open items and deadlines.	0.40	238.00
10/14/2025	Quintin Brown	Review court docket.	0.20	115.00
10/17/2025	Alex Kaczmariski	Participate in bi-weekly status call with Hogan.	1.00	495.00
10/21/2025	Alex Kaczmariski	Participate in bi-weekly status call and follow up correspondence re: same.	0.70	346.50
10/21/2025	Mike Bergthold	T/C re: bi-weekly meeting w/ counsel and JSH re: open items and priority tasks (.8).	0.80	476.00
10/23/2025	David Stapleton	Meeting w/ QB and DK (.7). Work on strategy and issues, review emails and docs re: same (.4).	1.10	654.50
10/23/2025	Quintin Brown	Meet w/ DK and DS re: case matters, litigation and cash flow. Participate in bi-weekly status call and follow up	1.10	632.50
10/24/2025	Alex Kaczmariski	correspondence re: same.	1.00	495.00
10/27/2025	Quintin Brown	Review priority action items (.2).	0.20	115.00
10/28/2025	Alex Kaczmariski	Participate in bi-weekly status call.	1.00	495.00
10/31/2025	Alex Kaczmariski	Participate in bi-weekly status call.	1.00	495.00
			16.80	8,792.00

Claims Administration and Objections

10/1/2025	Hamish Davidson	Review updated claims report.	0.20	109.00
10/1/2025	Quintin Brown	Analyze claims register (.4); discuss amendments /recovery impact with JSH team, Hogan, and PWC (.4).	0.80	460.00
10/2/2025	Alex Kaczmariski	Review filled claims.	2.50	1,237.50
10/2/2025	Hamish Davidson	Research claims status, search emails and proposed way forward on claims process.	0.40	218.00
10/2/2025	Hamish Davidson	Internal discussion with AK re: PWC call plan and agenda.	0.40	218.00
10/2/2025	Hamish Davidson	Review and analyze Verita POC reports.	1.30	708.50
10/2/2025	Hamish Davidson	Prepare for PWC call and work on Firmex portal from Verita.	0.70	381.50
10/2/2025	Hamish Davidson	Participate in PWC call and follow-up discussion.	0.50	272.50
10/2/2025	Quintin Brown	Review proof of claims sheet as of 9/30. T/Cs w/ PWC and JSH team re: same and recovery analysis. Meet w/ DM re: property economics. F/U review and correspondence re: same.	1.60	920.00
10/3/2025	Alex Kaczmariski	Review filled claims.	2.00	990.00
10/3/2025	Hamish Davidson	Begin review of most recent Verita POC Report.	0.40	218.00
10/4/2025	Quintin Brown	Review claims register.	0.10	57.50
10/6/2025	Hamish Davidson	Review POC document file and claim documents.	1.20	654.00
10/7/2025	Alex Kaczmariski	Review claims filed, organize and sort. Compare to scheduled items and reconcile differences.	2.00	990.00
10/7/2025	Hamish Davidson	Analyze POC Report for 09.30.25 pending internal and PWC discussion.	0.90	490.50
10/8/2025	Alex Kaczmariski	Review claims filed, organize and sort. Compare to scheduled items and reconcile differences.	2.50	1,237.50
10/8/2025	Alex Kaczmariski	T/C w/ QB regarding claims review.	0.50	247.50
10/8/2025	Alex Kaczmariski	Participate in call regarding secured, admin and priority claims with PWC.	0.50	247.50

10/8/2025	Quintin Brown	Review recovery, equity, and claims analyses (1.4). Confer with JSH team (.5) and Partially attend meeting w/ PWC and JSH team re: same (.8).	2.70	1,552.50
10/9/2025	Alex Kaczmariski	Review claims filed, organize and sort. Compare to scheduled items and reconcile differences.	1.00	495.00
10/9/2025	Hamish Davidson	Review updated claims report.	0.60	327.00
10/10/2025	Alex Kaczmariski	Review claims filed, organize and sort. Compare to scheduled items and reconcile differences.	1.00	495.00
10/10/2025	Alex Kaczmariski	T/C with Hogan and PWC regarding 9019 calculations.	0.50	247.50
10/13/2025	Hamish Davidson	Review PWC analysis and claims status in preparation for claims discussion.	0.70	381.50
10/13/2025	Hamish Davidson	Participate in KSMP claims update call with QB.	0.40	218.00
10/14/2025	Hamish Davidson	Review KSMP Claims Report dated 10.08.25 in Verita Firmex. Analyze banking information spanning 2017-2024 re: KSMP creditor claim in K. Mattson personal bankruptcy (1.8). Confer w/ PWC re: same (.3)	0.30	163.50
10/16/2025	Quintin Brown	Participate in call with counsel re: revising SOAL and SOFA.	2.10	1,207.50
10/20/2025	Hamish Davidson	Coordinate bank account statement file access w/ S. Pierce at EY.	0.60	327.00
10/23/2025	Stephen Potts	Begin outgoing cash analyses.	0.60	297.00
10/24/2025	Stephen Potts	Call w/ PWC regarding claims objection process.	1.10	544.50
10/27/2025	Alex Kaczmariski		0.80	396.00
10/27/2025	Hamish Davidson	Review KSMP POC files in Firmex ahead of claims discussion.	1.10	599.50
10/27/2025	Hamish Davidson	Work on claims spreadsheet.	1.10	599.50
10/27/2025	Hamish Davidson	Review draft disclosure statement for claims categories and voting rights.	0.50	272.50
10/27/2025	Hamish Davidson	Internal meeting with QB re: KSMP POC's, and SOAL and SOFA updates.	0.40	218.00
10/27/2025	Hamish Davidson	Participate in call with LFM and KSMP professionals on claims. Coordinate files transfers and attempt file corruption fix w/ IT (.9). Detailed review of bank Excel data (2.2). Finalize.pdf downloads and IT patch for bank statements (.6). Review org chart and related updates to analyses given same (.2).	0.40	218.00
10/27/2025	Stephen Potts		3.90	1,930.50
10/28/2025	Alex Kaczmariski	Internal call w/ HD, QB, DK and MB re: claims review.	0.50	247.50
10/28/2025	Hamish Davidson	Review proofs of claim.	2.20	1,199.00
10/28/2025	Hamish Davidson	Participate in internal discussion on claims analysis and followed up with notes.	0.60	327.00
10/28/2025	Hamish Davidson	Participate in status and next steps meeting.	0.40	218.00
10/28/2025	Stephen Potts	Further review of bank data and related analytics. T/C w/ S. Pierce at PWC re: data provided. PM T/C w/ QB re: analyses.	4.30	2,128.50
10/29/2025	Hamish Davidson	Work on claims analysis.	0.60	327.00
10/29/2025	Hamish Davidson	Discuss plan to update SOAL and SOFA.	0.60	327.00

		Refine account 1380 analyses post 10/28 T/C w/ internal team. Match physical checks to payments from account 1380. Analyze non-categorized payments on same account for potential claim inclusion. Begin analyses on accounts 9987 and 5410.		
10/29/2025	Stephen Potts	Research available claims for secured lender settlement exercise.	4.10	2,029.50
10/30/2025	Hamish Davidson		0.80	436.00
10/30/2025	Hamish Davidson	Work on claims analysis and clarify buckets to be used. Status updates w/ Hogan, PWC, and JSH team re: claims analysis and lender negotiations. Outline work plan for same and circulate to PWC. Correspondence w/ JSH team re: budget, pending A/P and review same.	0.80	436.00
10/30/2025	Quintin Brown		1.30	747.50
10/30/2025	Quintin Brown	Review debtor claim against K. Mattson w/ SP.	0.30	172.50
		Apply processes to cleanse bank data (.4). Review bank data and compare against Excel models (1.9). Research physical checks paid against Excel data and notate differences (1.7). Investigate discrepancies and notate pot. Corrective actions (.3). Coordinate mtg. w/ QB re: same (.1).		
10/30/2025	Stephen Potts		4.40	2,178.00
10/31/2025	Hamish Davidson	Work on secured lender settlements spreadsheet.	1.60	872.00
10/31/2025	Hamish Davidson	Setup claims analysis spreadsheet and work on claims.	1.60	872.00
10/31/2025	Hamish Davidson	Participate in claims objections call with counsel.	0.60	327.00
10/31/2025	Stephen Potts	Update T/C w/ QB. Develop internal file for JSH IT to run AI analytics. Further develop claims analytics.	2.90	1,435.50
			65.90	34,427.50

Meetings of and Communications with Creditors

		Partially attend meeting with PSZJ, PWC, JSH, Hogan and KBK re: plan, recovery and liquidation analysis (.7). Prep for, summarize/action items notes from (.5), debrief w/ MB re: same (.2). Review legal demand re: fraudulent transfer (.2).		
10/6/2025	Quintin Brown		1.60	920.00
10/9/2025	Quintin Brown	Review updated claims w/ PWC.	0.30	172.50
10/10/2025	Cathy Garnica	Review of claim and backup documents for same. Research and provide response to team and counsel.	0.60	297.00
10/10/2025	Quintin Brown	Review updated claims w/ PWC and AK.	0.20	115.00
10/21/2025	Quintin Brown	Meet w/ PWC re: historical banking (.7). Prep for and summarize notes from same (.4).	1.10	632.50
			3.80	2,137.00

Travel

10/14/2025	Dan Marcoux	Travel to Piedmont, Benicia, Vacaville, and Santa Rosa for appointments and property inspections.	4.10	1,619.50
10/30/2025	Dan Marcoux	Travel to/from Benicia, Sonoma, and Vacaville for onsite status check in, billed @ 50% of time.	5.40	2,133.00

9.50 3,752.50

Avoidance Action Analysis & Adversarial Proceedings

10/3/2025	Dan Marcoux	Meeting w/ TICs re: 452C 1st St sale offer. F/U w/ counsel re: sales procedures and TIC issues. Research contacts.	2.70	1,066.50
10/6/2025	Dan Marcoux	Review complaint and circulate to counsel. F/U w/ foreclosure trustee re: automatic stay. T/Cs w/ vendors re: landscaping and maintenance.	2.50	987.50
10/10/2025	Dan Marcoux	Review TICs, title records, and property details. Meeting w/ Atty. Brady re: Ocean Front property and 415 Pacific escrow roadblocks.	2.10	829.50
10/13/2025	Dan Marcoux	Meeting w/ counsel re: grant deed correction and title disputes (.7). Confer w/ CG re: title (.4). Circulate property details (.3). Review county records (.6) and ch. 11 plan of liquidation (.4).	1.40	553.00
10/15/2025	Dan Marcoux	Confer w/ DK re: same (.2).	1.20	474.00
10/24/2025	Dan Marcoux	Status call w/ team and counsel re: sales, property management, environmental and property issues, and procedures. F/U on tasks.	1.20	474.00
10/27/2025	Dan Marcoux	T/C w/ DK and counsel re: grant deed and fraudulent conveyance (.5). Review title reports and purchase agreements (1.1).	1.60	632.00
10/30/2025	Dan Marcoux	T/C w/ counsel re: eviction procedures. Meeting w/ team and counsel re: Natoma F/U.	1.30	513.50
			<hr/> 14.00	<hr/> 5,530.00

Real Estate

10/1/2025	David Kieffer	Multiple T/Cs and coordinate sale w/ agents (.4). Coordinate analysis and confer w/ counsel re: same (.6). Review of Perris property (.2). Coordinate title analysis and TIC requirements (.4).	1.60	952.00
10/2/2025	Blake Hayes	Process and forward mail. Forward invoice re: A/P register.	0.40	70.00
10/2/2025	Dan Marcoux	Review commercial sales contract and offers (3). Multiple T/Cs w/ brokers (.4). Confer w/ DK (.3). F/U w/ counsel (.2).	1.20	474.00
10/2/2025	Dan Marcoux	T/C w/ foreclosure trustee re: violation of automatic stay. Track/coordinate A/P, F/U w/ PM re: status.	1.80	711.00
10/2/2025	David Kieffer	Review and coordinate sales and multiple T/Cs w/ agents (.9). Coordinate status of contracts and review of same (.3). Review of status of Del Mar activity and confer w/ agent re: same (.2). Confer w/ counsel re: analysis and requirements for same (.3).	1.70	1,011.50
10/3/2025	Blake Hayes	Process and forward mail received. T/C w/ Sorrento Valley pest control re: W9.	0.40	70.00
10/3/2025	Dan Marcoux	Property management fee analysis, confer w/ counsel re: same, P/M application, and ownership disputes.	2.10	829.50

		Review of property listings and marketing (.3). Review of status of TIC and confer w/ counsel re: same (.4). T/C and confer w/ TIC and review of property sale (.4). Review of TIC analysis and coordinate same (.4). Review of accounting and property requirements (.3).	1.80	1,071.00
10/3/2025	David Kieffer			
10/3/2025	Debbie Burger	Process incoming mail.	0.30	118.50
		Review and coordinate analysis re: property liquidation (.8) and multiple T/Cs re: same (1.3). Coordinate marketing and sales and review of contracts and requirements for same (.6).	2.70	1,606.50
10/7/2025	David Kieffer			
10/7/2025	Debbie Burger	Process incoming mail.	1.10	434.50
10/7/2025	Quintin Brown	Biweekly meeting with JSH team and Hogan	0.80	460.00
10/8/2025	Blake Hayes	Review and confer w/ DM re: vendor turnover.	0.40	70.00
		Multiple T/Cs re: property marketing and sale requirements (1.3). Multiple T/Cs and coordinate analysis re: liquidation and valuation of same (1.2). Confer w/ PWC re: analysis (.7). Confer w/ DM re: analysis and draft and edit same (.2).	3.40	2,023.00
10/8/2025	David Kieffer			
10/9/2025	Blake Hayes	Process tracker re: utilities turnover. Confer w/ DM re: same. Circulate sales contract (.2), review termination agreements and provide notes (.8)	0.50	87.50
10/9/2025	Dan Marcoux	Review title (.9), confer w/ CG re: Ocean Front deeds and legal description (.4).	1.00	395.00
10/9/2025	Dan Marcoux	Review of status of marketing and review of same. Review or property requirements and coordinate same.	1.30	513.50
10/9/2025	David Kieffer		1.20	714.00
10/10/2025	Blake Hayes	Confer w/ utilities companies re: changing billing address. T/C re: Natoma (.5). T/C re: status (1.4). Coordinate analysis and property requirements (.9).	1.30	227.50
10/10/2025	David Kieffer		2.80	1,666.00
10/10/2025	Debbie Burger	Process incoming mail.	0.40	158.00
		T/C w/ Valley Moon re: transfer of billing address. Confer w/ PG&E re: transfer of billing address. Confer w/ DM re: invoices. Multiple T/Cs re: status of property (1.2). Coordinate marketing and contracts for same (.3). Review status of sales and escrow (.3). Review analysis and coordinate same (.4). Confer w/ counsel re: status of tenants and contracts and property issues (.3). Confer w/ R. Itkin (.3).	1.10	192.50
10/13/2025	Blake Hayes			
10/13/2025	David Kieffer	Multiple T/Cs and confer w/ agents and DM re: sale activity and property requirements. Confer w/ counsel re: liens and lien paperwork. Draft and edit contract requirements. Coordinate transaction requirements.	2.80	1,666.00
10/14/2025	David Kieffer		2.40	1,428.00
10/14/2025	Debbie Burger	Process incoming mail.	0.30	118.50
		Coordinate contracts and property needs (.6). T/C re: marketing and sales (.4). Review and coordinate accounting and status of property (.5). Review of TICs and lien issues (.3). Coordinate Del Mar and tenant eviction requirements (.3). Confer w/ counsel re: status (.5).	2.60	1,547.00
10/15/2025	David Kieffer			

10/15/2025	Debbie Burger	Process incoming mail.	0.50	197.50
10/16/2025	Blake Hayes	Process and forward Water board letters.	0.40	70.00
		Multiple T/Cs re: sales and contracts and coordinate same w/ counsel and agents (1.2). Review of property requirements (.8). Confer w/ DM re: same (.3). Review of title and lien requirements and coordinate analysis for same (.4). Review Del Mar filing and confer w/ agent (.4).		
10/16/2025	David Kieffer		3.10	1,844.50
10/16/2025	Debbie Burger	Process incoming mail.	0.30	118.50
		T/C w/ Utilities company re: transfer of service for 415 Pacific. Confer w/ DM re: same. Process and forward FedEx labels. T/C w/ Recology re: 22 Boyes bill.		
10/17/2025	Blake Hayes		1.20	210.00
		Confer w/ counsel re: status of property and sale activity. Confer w/ broker re: status listing and contract requirements. Coordinate contract requirements. Confer w/ lender re: status and review of settlement requirements.		
10/17/2025	David Kieffer		2.80	1,666.00
10/17/2025	Debbie Burger	Process incoming mail.	0.20	79.00
		Biweekly meeting w/ Hogan and JSH team re: priority case matters.		
10/17/2025	Quintin Brown		0.50	287.50
		T/C w/ PG&E re: transfer of utilities account. Confer w/ DM re: same. Forward PG&E account number re: transfer to Property Manager.		
10/20/2025	Blake Hayes		0.90	157.50
		Multiple T/Cs and coordinate requirements for property. Confer w/ DM and agent re: status and coordinate same. Review of title and property requirements. Review of escrow and contract requirements. Review of needs for title issues for Del Mar property.		
10/20/2025	David Kieffer		1.40	833.00
10/20/2025	Debbie Burger	Process incoming mail.	0.20	79.00
		Multiple T/Cs and coordinate status of property requirements (1.4). Review of status of sales and coordinate contracts for same (.5). Confer w/ agents re: marketing and coordinate same (.2).		
10/21/2025	David Kieffer		2.10	1,249.50
		Review and process invoices re: outstanding balance and responsible entity for invoices (4.7). Confer w/ DM re: same (.3).		
10/22/2025	Blake Hayes		5.00	875.00
		Coordinate marketing and sale requirements. Confer w/ agents re: status. Review of status of contracts and coordinate same.		
10/22/2025	David Kieffer		1.70	1,011.50
10/22/2025	Debbie Burger	Process incoming mail.	0.20	79.00
		Review title, confer w/ counsel re: legal descriptions and correction grant deed. T/C w/ Atty. Itkin re: same.		
10/23/2025	Dan Marcoux		2.30	908.50
		Review of status of property and reporting for same (.6). T/C and confer w/ DM re: contracts and reports (.7). Confer w/ R. Itkin re: title and requirements for Del Mar (.6). Confer w/ counsel re: grant deed correct requirements and coordinate same (.3).		
10/23/2025	David Kieffer		2.20	1,309.00
10/23/2025	Debbie Burger	Process incoming mail.	0.20	79.00

		Multiple T/Cs re: marketing and property requirements (.8). Review and coordinate analysis (.7). Review and coordinate contracts and review of same (.3). Review of lien and title work and coordinate same (.4).	2.20	1,309.00
10/24/2025	David Kieffer			
10/24/2025	Debbie Burger	Process incoming mail.	0.20	79.00
10/27/2025	Blake Hayes	Process and forward A/P register re: outstanding invoices. Multiple T/Cs and coordinate sales and contracts for same (1.1). Coordinate title and property requirements (.5). Coordinate analysis and review of same. Coordinate title and TIC requirements (.6).	1.30	227.50
10/27/2025	David Kieffer	Review land use and zoning restrictions (.7). Confer w/ DK and counsel (.5).	2.20	1,309.00
10/28/2025	Dan Marcoux	Multiple T/Cs and coordinate property requirements and coordinate same (.7). Review of contracts (.8). Review of title issues and coordinate same (.4).	1.20	474.00
10/28/2025	David Kieffer	Process incoming mail.	1.90	1,130.50
10/28/2025	Debbie Burger	Multiple T/Cs re: status. Review of multiple contract issues. Confer w/ DM re: status and property visit requirements. Confer w/ team re: PM and TIC issues. Review of listing of Gateway requirements.	0.40	158.00
10/29/2025	David Kieffer	Review of status of value of property and requirements for same. Review of recommendations for service providers. Coordinate leases and eviction and notice requirements.	1.80	1,071.00
10/29/2025	David Kieffer	Review of leasing for Oceanfront. Forward invoice to PURE. L/v w/ City of Sonoma re: billing address. Forward property tax bills. Process mailing re: State Farm.	1.30	773.50
10/30/2025	Blake Hayes	Multiple T/Cs re: PM and property requirements. Confer w/ counsel re: contracts and review of same.	0.80	140.00
10/30/2025	David Kieffer	Confer w/ PG&E re: billing address. T/C w/ PG&E re: setting up new account. Confer w/ Sonoma County re: billing. T/C w/ Sonoma city re billing address.	1.70	1,011.50
10/31/2025	Blake Hayes	Multiple T/Cs w/ R. Itkin and counsel re: sales and property requirements (1.0). Confer w/ agents and multiple T/Cs re: sale and requirements for same (.4). Review of contracts and edits for same (.3). Confer w/ DM re: property and review of same (.2).	0.80	140.00
10/31/2025	David Kieffer		1.90	1,130.50
			80.30	38,622.50

Activity	Hours	Amount
Accounting, Budget, and Reporting	111.30	44,065.50
Asset Analysis and Recovery	54.30	26,860.50
Asset Disposition	40.30	16,618.50
Avoidance Action Analysis & Adversarial Proceedings	14.00	5,530.00
BK Reporting	22.60	11,685.00
Case Administration	16.80	8,792.00
Claims Administration and Objections	65.90	34,427.50
Meetings of and Communications with Creditors	3.80	2,137.00
Operational Management	54.50	21,547.50
Real Estate	80.30	38,622.50
Travel	9.50	3,752.50
Total Fees	473.30	214,038.50

Expenses	Amount
Airfare	1097.24
Copies	15.32
Court Filings	16.5
Fuel	70.35
Locksmith	707.25
Notary	293.55
Postage & Correspondence	129.08
Rent a Car	295.16
Transportation	113.37
Total Expenses	2,737.82