1	1 2 3 4 5 6 7 8	Allan B. Diamond (pro hac vice pending) Eric D. Madden (pro hac vice pending) Josh Bruckerhoff (pro hac vice pending) Craig Boneau (pro hac vice pending) DIAMOND MCCARTHY LLP 909 Fannin, Suite 1500 Houston, Texas 77010 Telephone: (713) 333-5100 Facsimile: (713) 333-5199 Dean M. Dinner, #010216 NUSSBAUM & GILLIS, P.C. 14500 N. Northsight Blvd, Suite 116 Scottsdale, Arizona 85260 Telephone: (480) 609-0011 Facsimile: (480) 609-0016				
	9	ddinner@nussbaumgillis.com				
	11	Attorneys for the ML Liquidating Trust				
	12	IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF ARIZONA				
	13	In re:	In Proceedings Under Chapter 11			
	14	MORTGAGES LTD.,	Case No. 2:08-bk-07465-RJH			
LIS, P.C LAW ND, SUII NA 8526 11	15	Debtor.	Case 1101 2100 of 07 100 1411			
	16	2 001021	APPLICATION FOR ORDER REQUIRING MAYER HOFFMAN			
	17		MCCANN P.C. TO PRODUCE DOCUMENTS PURSUANT TO FEDERAL			
	18		RULE OF BANKRUPTCY PROCEDURE 2004			
	19					
	20	Pursuant to Federal Rule of Bankruptcy Procedure 2004, the ML Liquidating Trust (the				
	21	"ML Trust" or "Movant") hereby requests this Court to issue an order requiring Mayer Hoffman				
	22	McCann P.C. ("Mayer Hoffman"):				
	23	To produce the documents requested in the attached Exhibit "A" for inspection and copying by the Movant on a date and time agreeable to the parties or, if upon notice, after not less than 10 days' notice. This Application is further explained in the following Memorandum.				
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NUSSBAUM & GILLIS, P.C.

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Memorandum

The ML Trust is the successor to Mortgages Ltd. ("ML") under the confirmed plan of reorganization in this case. The ML Trust seeks information concerning services performed by Mayer Hoffman on behalf of ML and ML's affiliates, subsidiaries, or otherwise related entities. The ML Trust seeks this information to assist in the collection and investigation of ML's assets and liabilities.

The requested discovery from Mayer Hoffman is well within the scope of examination permitted under Federal Rule of Bankruptcy Procedure 2004, which includes:

[t]he acts, conduct, or property or . . . the liabilities and financial condition of the debtor, or ... any matter which may affect the administration of the debtor's estate, or to the debtor's right to a discharge. In a . . . reorganization case under chapter 11 of the Code, . . . the examination may also relate to the operation of any business and the desirability of its continuance, the source of any money or property acquired or to be acquired by the debtor for purposes of consummating a plan and the consideration given or offered therefore, and any other matter relevant to the case or to the formulation of a plan. ¹

Conclusion

Accordingly, the ML Trust requests that this Court enter the form of order submitted with this Motion.

Dated: September 14, 2009.

DIAMOND MCCARTHY LLP

/s/ Eric D. Madden

Allan B. Diamond (pro hac vice pending) Eric D. Madden (pro hac vice pending) Josh Bruckerhoff (pro hac vice pending) Craig Boneau (pro hac vice pending) 909 Fannin, Suite 1500 Houston, Texas 77010

-and-

NUSSBAUM & GILLIS P.C.

/s/ Dean Dinner

Dean Dinner (AZ Bar No. 010216) 14500 N. Northsight Blvd., Suite 116 Scottsdale, AZ 85260-3659 Special Litigation Counsel for the ML Liquidating Trust

¹ FED. R. BANKR. P. 2004(b).

	1	ORIGINAL of the foregoing electronically filed this 14 th day of September 2009, with:
	2	
	3	Clerk, United States Bankruptcy Court District of Arizona
	4	230 North First Avenue, Suite 101 Phoenix, AZ 85003-1706
	5	https://ecf.azb.uscourts.gov
	6	COPY of the foregoing e-mailed this 14 th day of September 2009, to the
	7	parties on the attached Service List
	8	/s/ Samanta Rivera
	9	
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	11	
	12	
	13	
.C. rre 116 60	14	
NUSSBAUM & GHLLIS, P.C. ATTORNEYS AT LAW 14500 N. NORTHSIGHT BLYD, SUITE 116 SCOTTSDALE, ARIZONA 85260 (480) 609-0011	15	
SBAUM & GILLIS, ATTORNEYS AT LAW NORTHSIGHT BLVD, S ITSDALE, ARIZONA 85 (480) 609-0011	16	
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NT 14500] SC	18	
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Exhibit A

EXHIBIT A

I. INSTRUCTIONS

- 1. The following document requests are to be responded to fully, by furnishing all information in your possession, custody or control. Your having possession, custody, or control of a document includes your having a right, superior to other parties, to compel the production of such document from a third party, such as your agent, employee, representative, or, unless privileged, attorney.
- 2. If any document requested herein has been lost, discarded, or destroyed, the document so lost, discarded or destroyed should be identified as completely as possible, including without limitation, the date the document was lost, discarded, or destroyed, the manner in which the document was lost, discarded, or destroyed, the reason(s) the document was lost, discarded, or destroyed, the person who authorized that the document be destroyed or discarded, and the person who lost, discarded, or destroyed the document.
- 3. If you cannot produce a document because it no longer exists or is no longer in your possession, custody, or control, please identify that document by: (a) its title; (b) its nature (for example, a "letter" or "e-mail"); (c) the date it was created or sent; (d) its author(s) and signator(y/ies); (e) any of its recipient(s); (f) the last place it was known to have been located; (g) the circumstances under which it ceased to exist or passed from your possession, custody, or control; and (h) the identity and last known residence and business address of any person who had knowledge of its existence and location.
- 4. Produce the original, as well as all non-identical duplicates or copies and/or drafts, of all requested documents in your possession, in the possession of your agents, attorneys, accountants or employees, or which are otherwise within your custody, control, or access,

wherever located. A document with handwritten notes, editing marks, etc., is not identical to one without such notes or marks and therefore must be produced if within the scope of documents requested.

- 5. Produce each requested document in its entirety, including all attachments and enclosures, even if only a portion of the document is responsive to the request.
- 6. If you withhold from production any document (or portion of any document) that is otherwise responsive to a request on the basis of a claim of privilege, work product, or other ground, you must provide sufficient information regarding the withheld document to permit the Court and the parties to evaluate the propriety of your objection. Specifically, you must identify: (a) the name and title of the author(s) of the document; (b) the name and title of each person to whom the document was addressed; (c) the name and title of each person to whom the document was distributed; (d) the name and title of each person to whom the document was disclosed, in whole or in part; (e) the type of document (e.g., "memorandum" or "report"); (f) the subject matter of the document; (g) the purpose(s) of the document; (g) the date on the document and, if different, the date on which the document was created and/or sent; (h) the number of pages of the document; (i) the specific request herein to which the document is responsive; (j) the nature of the privilege(s) asserted as to the document; and (k) a detailed, specific explanation as to why the document is privileged or otherwise immune from discovery, including a presentation of all factual grounds and legal analyses.
- 7. If any requested document cannot be produced in full, produce it to the extent possible, indicating what is being withheld and the reason it is being withheld.
- 8. Please produce each specified document either (a) in the original file or organizational system in which it is regularly maintained or organized or (b) designate which

- 2 -

documents are being produced in response to which of the numbered specifications below. Produce the requested documents either in their original file folders or appended to a copy of any writing on the file folders from which the documents are taken.

- 9. Identify each document produced by the paragraph number of this schedule to which it is responsive. If a document is produced in response to more than one request, it is sufficient to identify only the first request to which the document is responsive.
- 10. All electronically stored information must be produced in the same form or forms in which it is ordinarily maintained. Specifically, all electronically stored information must be produced in its native format, so that the metadata can be accessed.
- 11. Unless otherwise specified, the relevant time period for this request is from January 1, 2002 through and including the present.
- 12. This request is a continuing one that calls for the supplemental or additional production of documents if any defendant or its counsel obtains supplemental or additional documents.
- 13. In responding to the requests below: (a) the disjunctive shall also be read to include the conjunctive and vice versa; (b) "including" shall be read to mean "including without limitation;" (c) the singular shall also be read to include the plural and vice versa; (d) the present shall also be read as if the past tense and vice versa; (e) "any" shall be read to include "all" and vice versa; and (f) "and" shall be read to include "or" and vice versa.

II. <u>DEFINITIONS</u>

As used herein, unless otherwise indicated:

- 1. "Communication" means any transmittal of information, of any kind, without regard to whether such information was transmitted orally, in writing, electronically, visually, or by any other means.
- 2. "Debtor" shall mean Mortgages Ltd. and its predecessors and successors, past and present subsidiaries, affiliates, divisions, branches, agents, officers, directors, employees, attorneys, agents, brokers, representatives, servants, and any and all other persons or entities acting or purporting to act directly or indirectly on behalf of or under the control of the Debtor, including any attorneys, advisors, or consultants.
- 3. "Delayed-Funding Borrowers" means all of the following entities, their predecessors and successors, past and present subsidiaries, affiliates, divisions, branches, agents, officers, directors, employees, attorneys, agents, brokers, representatives, servants, and any and all other persons or entities acting or purporting to act directly or indirectly on behalf of or under the control of any of the Delayed-Funding Borrowers, including any attorneys, advisors, or consultants:
 - Tempe Land Co., L.L.C.
 - Rightpath Ltd. Development Group
 - Central and Monroe, L.L.C.
 - Northern 120, L.L.C.
 - Cottonwood Parking, Inc.
 - Central PHX Partners, L.L.C.
 - The Zacher Development Company, L.L.C.
 - Maryland Way Partners, L.L.C.
 - University and Ash, L.L.C.
 - PDG Los Arcos, L.L.C.
 - Ecco Holdings, L.L.C.
 - National Retail Development Partners, L.L.C.
 - All State Associates of Pinal IX, L.L.C.
- 4. "Document" means all originals, drafts and modifications of originals, as well as copies, duplicates, and counterparts of originals, of written, printed, typed, graphic, recorded, and

visually or orally reproduced material of any kind, whether or not privileged, and includes, but is not limited to, correspondence, business records, telephone records and notations, diaries, calendars, minutes, contracts, agreements, orders, receipts, invoices, bills, pictures, drawings or sketches, blueprints, designs, notebooks, advertising and commercial literature, promotional literature of any kind, cables, telexes, telegrams, recordings, patents, lists, charts, pamphlets, appendices, exhibits, summaries, outlines, logs, journals, agreements, work papers, statements, records of inventory, financial and/or accounting records, catalogues, trade journals, and any other documented or recorded information. The term "document" also includes every other manner by which information is recorded or transmitted, including but not limited to, microfilms, punch cards, disks, tapes, computer programs, printouts, all recordings made through data processing techniques, and instructions and directions for use of the data processing equipment to obtain the information recorded by that method. The term "document" refers to copies, duplicates, and/or counterparts only where (i) the copy, duplicate, or counterpart is not exactly identical to the original or (ii) your records only contain a copy, duplicate, or counterpart of the original and not the original itself.

- 5. "Entity" or "Entities" shall mean the following entities, their predecessors and successors, past and present subsidiaries, affiliates, divisions, branches, agents, officers, directors, employees, attorneys, agents, brokers, representatives, servants, and any and all other persons or entities acting or purporting to act directly or indirectly on behalf of or under the control of any of the Entities, including any attorneys, advisors, or consultants:
 - Mortgages Ltd. Commercial Capital, LLC
 - Mortgages Ltd. Insurance, LLC
 - Mortgages Ltd. Investments, LLC
 - Mortgages Ltd. Securities, LLC
 - Mortgages Ltd. Title Agency, LLC
 - Mortgages Ltd. 401K Plan

- Realty Ltd.
- SM Revocable Trust
- SM Coles LLC
- Mortgages Ltd. Opportunity Fund MP11, LLC, f/k/a MP122030 L.L.C., f/k/a MP052008 L.L.C.
- Mortgages Ltd. Opportunity Fund MP12, LLC
- Mortgages Ltd. Opportunity Fund MP13, LLC
- Mortgages Ltd. Opportunity Fund MP14, LLC
- Mortgages Ltd. Opportunity Fund MP15, LLC
- Mortgages Ltd. Opportunity Fund MP16, LLC
- Mortgages Ltd. Opportunity Fund MP17, LLC
- Value-to-Loan Opportunity Fund 1, LLC
- MP022000 LLC
- MP102000 LLC
- MP052001 LLC
- MP012002 LLC
- MP092004 LLC
- MP062003 LLC
- MP032004 LLC
- MP052005 LLC
- Radical Bunny, LLC
- Tempe Land Co.
- Rightpath Ltd. Development Group
- 6. "Evidencing" means constituting, mentioning, describing, concerning, referring to, relating to, supplementing, amending, superseding, replacing, modifying, or pertaining to, in whole or in part, the subject matter of the particular requests.
- 7. "Identify" or "identity" with respect to a natural person requires that the following information be provided for each such person:
 - (a) the name of the person;
 - (b) the last known home address, business address and/or telephone number of each person.

- 8. "Identify" or "identity" with respect to a person other than a natural person (e.g., corporation, partnership, unincorporated joint venture, sole proprietorship, subchapter S corporation) requires that the following information be provided for each such person:
 - (a) the name of the person;
 - (b) the last known address and telephone number of that person's headquarters or principal place of business.
- 9. "Identify" or "identity" with respect to a document means to state the date and author of the document, the type of document (e.g., letter, memorandum, telegram, chart), the addressee or intended recipient, a summary of its contents or other means of identifying the document, and the present location and custodian of the document. Alternatively, in lieu of the foregoing identification, the document may be produced along with an identification of the interrogatory to which it is responsive. If any such document was, but is no longer, in the possession, custody, or control of Mayer Hoffman or Mayer Hoffman's attorneys or agents, state what disposition was made of it and the date of such disposition. With respect to document identification, documents prepared subsequent to or prior to the time period specified in these interrogatories but which relate or refer to such time or period are to be included in your response.
- 10. "Identify" or "identity" with respect to a communication, written or oral conversation, conference or meeting, means to identify all persons participating in or in attendance at the communication, conversation, conference or meeting, and to identify all documents recording, summarizing or otherwise arising from the communication, conversation, conference or meeting in accordance with the definitions stated above. In addition, "identify" or

"identity" with respect to a communication, conversation, conference or meeting means to state in detail its purpose, all subjects discussed, the method(s) of communication.

- 11. "Individual" or "Individuals" shall mean the following individuals:
 - Scott Coles
 - Chris Olsen
 - Michael Denning
 - Tom Hirsch
 - Bob Furst
 - Veronica Sas
 - Nechelle Wimmer
 - Jeff Brandon
 - Mitch Adler
 - Manny Alemany
 - Eva Yang
 - Kim Roberts
 - Bobby Barnes
 - DiEsta Kiesling
 - George Everette
 - Wendy Levin
 - Ryan Walter
 - Phil Sollomi
 - Laura Martini
 - Dana Wilson
 - Harish Shah
 - Howard Walder
 - Berta Walder
- 12. "Mayer Hoffman" shall refer to Mayer Hoffman McCann P.C. and its predecessors and successors, past and present subsidiaries, affiliates, divisions, branches, agents, officers, directors, employees, attorneys, agents, brokers, representatives, servants, and any and all other persons or entities acting or purporting to act directly or indirectly on behalf of or under the control of Mayer Hoffman, including any attorneys, advisors, or consultants.
- 13. "Person" means an individual, firm, partnership, corporation, incorporated or unincorporated association, and any other legal, commercial, corporate or natural entity. "Person" means the plural as well as the singular.

- 14. "Relating or referring" and/or "relate or refer" means in whole or in part constituting, containing, concerning, embodying, evaluating, reflecting, describing, discussing, demonstrating, evidencing, supporting, analyzing, identifying, stating, referring to or dealing with, or in any way pertaining to including without limitation documents that relate to the preparation of another document, or documents that are attached to or enclosed with another document.
- 15. "You" or "your" refers to Mayer Hoffman (as defined above) and its employees, officers, agents, subsidiaries, affiliates and all other persons acting, understood to act, or purporting to act on its behalf or under its direction or control.

III. DOCUMENTS

YOU ARE REQUESTED to produce the documents set forth below:

- 1. All engagement letters and other documents referring or relating to any engagement letters between you and any of the Entities.
- 2. All engagement letters and other documents referring or relating to any engagement letters between you and the Debtor.
- 3. All engagement letters and other documents referring or relating to any engagement letters between you and any of the Individuals.
- 3. All documents and communications referring or relating to any services or work performed by you for any of the Entities during the calendar years 2002 through 2008, including, but not limited to:
 - a. all legal representation letters;
 - b. all management representation letters;
 - c. all going concern letters;

- d. all trial balances / consolidating documents / consolidating adjustments
 (reconciliations);
- e. all e-mails and/or other internal communications between employees of

 Mayer Hofmann referring or relating to all work performed for any of the

 Entities;
- h. all e-mails and/or other communications between employees of Mayer
 Hofmann and/or anyone else referring or relating to any work performed
 for any of the Entities;
- i. all Audit file covers (or equivalent indexing system) for each year's work;
- i. all documents contained in any client service files;
- k. all documents contained in the permanent file;
- 1. all documents contained in any comment files;
- m. all documents contained in any general/special files;
- n. all documents contained in any reporting files;
- o. all documents contained in any internal, confidential, or "C.Y.A." files that are not otherwise included within any client service, permanent, comment, or reporting files;
- p. all documents contained in any individual or separate partners' correspondence files referring or relating to any of the Entities;
- q. all documents contained in any files referring or relating to any non-Audit services performed for any of the Entities;
- all time and billing records for any services performed for any of the Entities.

- 4. All documents and communications referring or relating to any services or work performed by you for the Debtor during the calendar years 2002 through 2008, including, but not limited to:
 - a. all legal representation letters;
 - b. all management representation letters;
 - c. all going concern letters;
 - d. all trial balances / consolidating documents / consolidating adjustments
 (reconciliations);
 - e. all e-mails and/or other internal communications between employees of

 Mayer Hoffman referring or relating to all work performed for the Debtor;
 - h. all e-mails and/or other communications between employees of Mayer
 Hoffman and/or anyone else referring or relating to any work performed
 for the Debtor;
 - i. all Audit file covers (or equivalent indexing system) for each year's work;
 - j. all documents contained in any client service files;
 - k. all documents contained in the permanent file;
 - 1. all documents contained in any comment files;
 - m. all documents contained in any general/special files;
 - n. all documents contained in any reporting files;
 - o. all documents contained in any internal, confidential, or "C.Y.A." files that are not otherwise included within any client service, permanent, comment, or reporting files;

- p. all documents contained in any individual or separate partners' correspondence files referring or relating to the Debtor;
- q. all documents contained in any files referring or relating to any non-Audit services performed for the Debtor;
- r. all time and billing records for any services performed for the Debtor.
- 4. All documents and communications referring or relating to any Audit plans, including planned procedures, time and dollar budgets, and personnel assigned, that were prepared in connection with any Audit services or work performed by you for any of the Entities.
- 5. All documents and communications referring or relating to any Audit plans, including planned procedures, time and dollar budgets, and personnel assigned, that were prepared in connection with any Audit services or work performed by you for the Debtor.
- 6. All documents and communications referring or relating to the Audit risk or general risk assessment for any of the Entities.
- 7. All documents and communications referring or relating to the Audit risk or general risk assessment for the Debtor.
- 8. All Auditing Working Papers and other documents referring or relating to your attestation of balance sheet asset, liability and equity accounts for any of the Entities.
- 9. All Auditing Working Papers and other documents referring or relating to your attestation of balance sheet asset, liability and equity accounts for the Debtor.
- 10. All Auditing Working Papers and other documents referring or relating to your attestation of significant revenue and expense accounts for any of the Entities.
- 11. All Auditing Working Papers and other documents referring or relating to your attestation of significant revenue and expense accounts for the Debtor.

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- 12. All Auditing Working Papers and other documents referring or relating to all general ledger trial balance adjustments for any of the Entities.
- 13. All Auditing Working Papers and other documents referring or relating to all general ledger trial balance adjustments for the Debtor.
- 14. All Auditing Working Papers and other documents referring or relating to general ledger financial statement groupings that reconcile to final financial statement presentations for any of the Entities.
- 15. All Auditing Working Papers and other documents referring or relating to general ledger financial statement groupings that reconcile to final financial statement presentations for the Debtor.
- 16. All Auditing Working Papers and other documents referring or relating to your assessment or testing of the internal control environment or procedures for any of the Entities.
- 17. All Auditing Working Papers and other documents referring or relating to your assessment or testing of the internal control environment or procedures for the Debtor.
- 18. All Auditing Working Papers and other documents referring or relating to any related party transaction involving any of the Entities.
- 19. All Auditing Working Papers and other documents referring or relating to any related party transaction involving the Debtor.
- 20. All Auditing Working Papers and other documents referring or relating to your assessment of any of the Entities as a going concern.
- 21. All Auditing Working Papers and other documents referring or relating to your assessment of the Debtor as a going concern.

- 22. All procedural manuals, including but not limited to Audit manuals and tax manuals, utilized in whole or in part on any engagement between you and any of the Entities.
- 23. All procedural manuals, including but not limited to Audit manuals and tax manuals, utilized in whole or in part on any engagement between you and the Debtor.
- 24. All Auditing Working Papers and other documents referring or relating to any tax-related services, including but not limited to the preparation of tax returns, for any of the Entities.
- 25. All Auditing Working Papers and other documents referring or relating to any tax-related services, including but not limited to the preparation of tax returns, for the Debtor.
- 26. All documents referring or relating any communications between you and any of the Entities.
- 27. All documents referring or relating any communications between you and the Debtor.
- 28. All documents referring or relating to any communications between you and any of the Individuals.
- 29. All documents referring or relating to any communications between you and any of the Delayed-Funding Borrowers.
- 29. All documents and communications referring or relating to any timekeeping or billing records related to any services or work performed by you for any of the Entities.
- 30. All documents and communications referring or relating to any timekeeping or billing records related to any services or work performed by you for the Debtor.
- 31. All personnel files, including any and all performance reviews, for your partners, managers, and staff who performed any services or work for any of the Entities.

- 32. All personnel files, including any and all performance reviews, for your partners, managers, and staff who performed any services or work for the Debtor
- 33. All calendars, diaries, notes, and desk files of your partners, managers, and staff who performed any services or work for any of the Entities.
- 34. All calendars, diaries, notes, and desk files of your partners, managers, and staff who performed any services or work for the Debtor.
- 35. All of your document retention policies (or any other document setting forth guidelines for the retention, disposal, or destruction of documents) from 2002 through the present time.
- 36. All documents and communications referring or relating to the assessment of actual or potential fraud, illegal acts, or non-compliance with laws or regulations.
- 37. All documents and communications evidencing the identification and status of all present and former employees responsible for handling the tax, Audit, or any other engagement for any of the Entities.
- 38. All documents and communications evidencing the identification and status of all present and former employees responsible for handling the tax, Audit, or any other engagement for the Debtor.
- 39. All documents and communications evidencing limitations and waivers of limitations with respect to any service provided to any of the Entities.
- 40. All documents and communications evidencing limitations and waivers of limitations with respect to any service provided to the Debtor.
- 41. All documents and communications referring or relating to confirmation control documentation obtained by Mayer Hoffman during its Audits of any Entities, including, but not

limited to: documents showing all confirmations sent and received by Mayer Hoffman to any third parties, copies of the corresponding confirmations received, and copies of any documentation regarding any alternative procedures performed on confirmations that were not received.

- 42. All documents and communications referring or relating to confirmation control documentation obtained by Mayer Hoffman during its Audits of Debtor, including, but not limited to: documents showing all confirmations sent and received by Mayer Hoffman to any third parties, copies of the corresponding confirmations received, and copies of any documentation regarding any alternative procedures performed on confirmations that were not received.
- 42. All documents and communications referring or relating to any agreement, proposed agreement, understanding, or memorialization related to indemnification by, from, or to Mayer Hoffman to, from, or by any of the Entities.
- 43. All documents and communications referring or relating to any agreement, proposed agreement, understanding, or memorialization related to indemnification by, from, or to Mayer Hoffman to, from, or by the Debtor.
- 44. All documents and communications referring or relating to any fees paid to Mayer Hoffman for work or services provided to any of the Entities.
- 45. All documents and communications referring or relating to any fees paid to Mayer Hoffman for work or services provided to the Debtor.

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