EXHIBIT M

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BY EMAIL AND OVERNIGHT DELIVERY

Scott A. Kronland, Esq.
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Re: *Wells Fargo Bank, N.A. as Trustee, et al. vs. City of Richmond, California, et al.*, United States District Court, Northern District of California, Case No. CV-13-3663-CRB

Dear Scott:

In our August 12 meet-and-confer teleconference, we explained to you that we have noticed the hearing on Plaintiffs' Motion for Preliminary Injunction ("PI Motion") before Judge Breyer in the above-referenced action for September 13, 2013, but we were prepared to file a motion to hold the hearing even earlier if your clients the City of Richmond ("Richmond") and Mortgage Resolution Partners LLC ("MRP") (collectively, "Defendants") were unwilling to halt their program to seize residential mortgage loans through eminent domain (the "Loan Seizure Program"). We squarely asked you, are the Defendants willing to stop the Loan Seizure Program until our PI Motion is decided?

In response, we received a letter from you (your "August 13 Letter"), where Defendants' answer is "no" – there will be no halt to the Loan Seizure Program during the pendency of our PI Motion. You indicate in your August 13 Letter that the next step in the Loan Seizure Program is for the Richmond City Council to consider and adopt a resolution on the necessity of seizing the targeted loans. You mentioned in our teleconference, although did not put this in writing in your August 13 Letter, that the Richmond City Council would not meet this month, that the next scheduled City Council meeting was for September 10, 2013, and that the Loan Seizure Program was not on the agenda for that meeting, suggesting we should be comfortable that Richmond/MRP will not continue with the Loan Seizure Program until sometime after our September 13 hearing.

Given the harm threatened by the Loan Seizure Program, we need more assurance than just your suggestion over the telephone that Richmond/MRP has not *publicly* planned to do anything further before September 13, 2013. We are asking you to represent to us in writing, by the close of business today, that Richmond/MRP will not take any further steps toward seizing loans, including taking any steps toward issuing a resolution of necessity, prior to the hearing on our PI Motion.

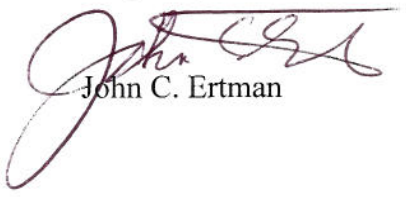
With respect to the September 13 hearing date, you make two arguments as to why the hearing should not happen then, both of which lack merit. First, you contend that Plaintiffs' claims are not ripe because the Richmond City Council has not yet issued a resolution of necessity, and so not only our PI Motion but our entire action should be withdrawn. It is beyond any serious dispute, however, that the Richmond Loan Seizure Program has begun, and, in the words of Richmond's Mayor, Richmond is "moving forward" and is "not backing down," so the fact that one step in the process toward seizing loans has not yet been reached is irrelevant. Further, your assertion that Richmond/MRP are simply seeking to acquire loans right now only on a "voluntary" basis is completely disingenuous. Among other things, MRP itself notes in its marketing materials that eminent domain is necessary because RMBS trusts generally are under legal restrictions where they cannot voluntarily sell the loans that MRP is targeting. Indeed, MRP's offer letters make it clear that the offers are being made subject to the threat of eminent domain. Accordingly, Plaintiffs are not withdrawing their PI Motion or the action as a whole.

Second, you argue that the hearing should be moved from September 13 to October 11, 2013, Judge Breyer's next available hearing date, so that "the City has adequate time to respond," while at the same time Richmond/MRP will not agree to stay the Loan Seizure Program through October 11. We believe that in a case that raises serious Constitutional issues like this one, there ought to be a mutually agreed to, predictable schedule that both sides can rely on and work towards. Your clients are trying to have it both ways: you would like a significant extension of time, but you are also reserving the possibility that Richmond/MRP will continue to pursue its Loan Seizure Program in the interim, which would force the Plaintiffs to run into Court on a rush basis prior to October 11, thus totally upending a schedule based on the October 11 date.

As a result, unless Defendants agree to hold off on implementing the Loan Seizure Program pending the adjudication of the PI Motion, we cannot agree to a postponement of the PI Hearing for nearly an entire month. If, however, Defendants are agreeable to a stay of the continuing implementation of the Loan Seizure Program, we would be willing to consider a change in the hearing date.

We are happy to further meet and confer on this topic, and if you'd like to set up a call for tomorrow, please let me know.

Very truly yours,



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