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*Attorneys for the Debtors and
Debtors in Possession*

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

**DECLARATION OF JOSEPH RAMOS IN
SUPPORT OF ADEQUATE ASSURANCE
OF FUTURE PERFORMANCE BY MJ
INVESTORS, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY, WITH
RESPECT TO THE ASSUMPTION AND
ASSIGNMENT OF EXECUTORY LEASES
AND/OR UNEXPIRED CONTRACTS IN
CONNECTION WITH THE SALE OF 5800
ENGLE ROAD CARMICHAEL, CA 95608**

In re:

KS MATTSON PARTNERS, LP,

Debtor.

[No Hearing Requested]

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 9562. 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/IM>

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1 I, Joseph Ramos, declare as follows, pursuant to 28 U.S.C. § 1746:

2 1. I submit this declaration (the “Declaration”) in support of MJ Investors, LLC, a
3 California limited liability company (the “Buyer”) with respect to the assumption and assignment
4 of executory leases and/or unexpired contracts (the “Agreements”) in connection with the sale of
5 the real property located at 5800 Engle Road, Carmichael, California 95608 (the “Subject
6 Property”), commonly known as the Carmichael Apartments, from the above-captioned debtors
7 and debtors-in-possession (collectively, the “Debtors”) pursuant to the Purchase and Sale
8 Agreement dated July 7, 2025 (the “Purchase Agreement”) attached as Exhibit A to Exhibit 1 to
9 the *Notice of Sale of 5800 Engle Road, Carmichael, CA 95608* filed concurrently herewith.

10 2. I am knowledgeable and familiar with the Buyer’s business and financial affairs. I
11 am authorized to submit this Declaration on behalf of Buyer. Except as otherwise indicated herein,
12 the facts set forth in this Declaration are based upon my personal knowledge, my review of relevant
13 documents, information provided to me by the Buyer or its advisors, or my opinion based upon
14 experience, knowledge, and information concerning the Buyer’s finances. If called upon to testify,
15 I would testify to the facts set forth in this Declaration.

16 3. I am the President of the Buyer.

17 4. I am an accomplished real estate professional with over 20 years of brokerage and
18 investment experience. I am a graduate of San Diego State University with degrees in both Real
19 Estate Finance and Communications. I furthered my real estate investment analysis skills by
20 completing the full complement of the well-acclaimed Certified Commercial Investment
21 Management curriculum. Over the past 15 years, I have participated in over \$1 billion in real
22 estate transactions. I have syndicated the acquisition of over 60 multi-family properties and have
23 been responsible for the management, reposition, and disposition of those assets through
24 renovation, creation and achievement of sound budgeting, and good operational management. In
25 doing so, I have developed expertise for improving curb appeal, durable stability, operational
26 profitability, and market value.

27 5. I began my real estate career in 2003 as an analyst with Apartment Consultants Inc.,
28 headquartered in San Diego, California . That same year, I received my real estate license and

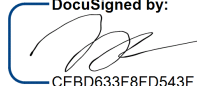
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1 transitioned into full agency. In 2008, I moved my license to affiliate with South Coast
2 Commercial in San Diego, California, and worked there through 2013. While there, I honed my
3 skills as a top producer, negotiator, and deal maker. In 2014, I moved to Walnut Creek, California,
4 to take on greater professional challenges and start a family. In 2015, I founded North Coast
5 Commercial, Inc., which focuses on investment analysis and brokerage of multi-family properties
6 throughout Northern California.

7 6. Accordingly, the Buyer has demonstrated the willingness and ability to perform its
8 obligations under the Purchase Agreement and the assigned Agreements.

9 I declare under penalty of perjury under the laws of the United States of America that the
10 foregoing is true and correct.

11
12 Dated: 8/27/2025 | 06:54:02 PDT

DocuSigned by:

/s/ CEBD633F8FD543F...

13 Joseph Ramos, President
14 MJ Investors, LLC, a California limited
15 liability company
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