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*Attorneys for Debtor and Debtor in Possession*

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

In re  
 LEFEVER MATTSON, a California  
 corporation, et al.  
 Debtors.<sup>1</sup>

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

In re  
 KS MATTSON PARTNERS, LP,  
 Debtor.

**DECLARATION OF JONATHAN BUTLER IN  
 SUPPORT OF APPLICATION OF DEBTOR FOR  
 ORDER AUTHORIZING EMPLOYMENT OF  
 DOUGLAS ELLIMAN AS REAL ESTATE  
 BROKER**

[No Hearing Requested]

<sup>1</sup> 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/LM>.



1 I, Jonathan Butler, hereby declare as follows:

2 1. I am the Vice President and Broker of Record for Douglas Elliman of California, Inc.  
3 (“Douglas Elliman”). I submit this declaration on behalf of Douglas Elliman (the “Declaration”) in  
4 support of the application (the “Application”)<sup>2</sup> of the above-captioned debtor (the “Debtor”) for an  
5 order authorizing the employment and retention of Douglas Elliman as real estate broker under the  
6 terms and conditions set forth in the Application. Except as otherwise noted, I have personal knowledge  
7 of the matters set forth herein and, if called as a witness, I would testify thereto.  
8

9 2. The Debtor has retained Douglas Elliman in this Chapter 11 Case, subject to approval  
10 of this Court, to market and sell the Debtor’s real property listed on Exhibit B to the Application (the  
11 “Properties”).

12 3. Whitney Benzian will be the assigned agent (“Assigned Agent”) for the Properties.  
13 Whitney is a licensed salesperson affiliated with Douglas Elliman. Whitney is a trusted and top0selling  
14 real estate agent. He works with individual sellers, investors, and developers interested in San Diego’s  
15 most coveted properties. He is among the most sought-after realtors for coastal San Diego County and  
16 is consistently ranked among the top-selling agents. Whitney’s team was the #4 top-producing team in  
17 California for the firm in 2020. Before completing his undergraduate and graduate degrees from sarah  
18 Lawrence College (New York) and Pepperdine University (Malibu), respectively, he graduated from  
19 Coronado High School.

20 4. Douglas Elliman’s commission will be (i) 2.5% of the final sale price for any property  
21 sold for \$8 million or less, and (ii) 2.0% of the sale price for any property sold for more than \$8 million,  
22 in both cases payable at the close of escrow.

23 5. Because Douglas Elliman is a large brokerage firm, it is possible that a different Douglas  
24 Elliman agent than the Assigned Agent may represent the buyer. However, the Assigned Agent may  
25 not represent both the Debtor and the buyer without prior written consent from the Debtor.

26 6. The general practice of Douglas Elliman, like other real estate brokers who provide  
27

28 <sup>2</sup> Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Application.

1 similar services, is to be paid on a contingency fee basis. Douglas Elliman thus does not keep detailed  
2 time records similar to those prepared by attorneys.

3 7. Douglas Elliman received from the Debtor a schedule of key parties in interest in these  
4 Chapter 11 Cases, a copy of which is attached hereto as **Exhibit A**.

5 8. To check and clear potential conflicts of interest in these Chapter 11 Cases, as well as  
6 to identify all "connections" (as such term is used in Bankruptcy Rule 2014) to the Debtor, its creditors,  
7 other parties in interest, their respective attorneys and accountants, the United States Trustee for the  
8 Northern District of California (the "**U.S. Trustee**"), any person employed in the office of the U.S.  
9 Trustee, Douglas Elliman conducted a review of the parties listed on Exhibit A to determine whether  
10 it has or had any relationships with any entity represented thereon. A summary of such relationships  
11 that Douglas Elliman identified during this process is set forth on **Exhibit B** to this Declaration.  
12

13 9. I have determined that (a) there is no connection, as such term is used in section  
14 101(14)(C) of the Bankruptcy Code, as modified by section 1107(b) and Bankruptcy Rule 2014(a),  
15 between Douglas Elliman and any party in interest in these Chapter 11 Cases, including the Debtor, its  
16 creditors, the U.S. Trustee, any person employed in the office of the U.S. Trustee, or any other party  
17 with an actual or potential interest in these Chapter 11 Cases or their respective attorneys or  
18 accountants, except as otherwise disclosed on **Exhibit B**; (b) Douglas Elliman is not a creditor, equity  
19 security holder, or insider of the Debtor; (c) Douglas Elliman is not, and has not within two years of  
20 the Petition Date, been a director, officer, or employee of the Debtor; and (d) Douglas Elliman neither  
21 holds nor represents an interest adverse to the Debtor, its estate, or any class of creditors or equity  
22 security holders by reason of any direct or indirect relationship to, connection with, or interest in the  
23 Debtor, or for any other reason. For the foregoing reasons, Douglas Elliman is a "disinterested person,"  
24 as defined in section 101(14) of the Bankruptcy Code.

25 10. I will amend or supplement this Declaration to the extent I learn that (a) any of the  
26 within representations are incorrect, or (b) there is any change of circumstances relating thereto.

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

Executed on September 5, 2025.

Signed by:  
*Jonathan Butler*  
/s/ \_\_\_\_\_  
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Jonathan Butler

**EXHIBIT A**

**Parties-in-Interest Reviewed for Current and Recent Former Relationships.**

**1. Debtor**

K.S. Mattson Partners, LP

**2. Non-Debtor Affiliate/Subsidiary Companies**

Perris Freeway Partners, LP  
Specialty Property Partners, LP  
Treehouse Investments, LP

**3. Debtor's Professionals**

Hogan Lovells US LLP  
Stapleton Group, a part of J.S. Held  
Robbin L. Itkin

**4. Insiders**

Kenneth Mattson  
Stacy Mattson  
K S Mattson Company, LLC

**5. Committee Members**

Charles Edgar  
Hayes 2004 Family Trust  
Lull Family Living Revocable Trust  
Manfred K. Fischer Trust  
Mullin Family Trust  
The Anderson 2001 Revocable Trust  
Umbriac & Tubley Family Trust  
Walter Schenk

**6. Committee Professionals**

PwC  
Pachulski, Stang, Ziehl & Jones, LLP

**7. Unsecured Creditors**

Sonoma County Tax Collector  
San Diego County Treasurer-Tax Collector  
Auditor-Controller's Agency Alameda County

1 State Farm  
Citrus Heights - Water  
2 City Of Del Mar - Water  
City Of Sonoma - Water  
3 David Wenzel  
4 EDCO  
McPhail Fuel Company  
5 Recology  
Sonoma Garbage Collectors  
6 Stapleton Group  
7 Vom Water District

## 8 **8. Secured Creditors**

9 Axos Bank  
10 Bank of America NA  
Bank of New York, Trustee, on behalf the Alternative Loan Trust 2007  
11 Citadel Environmental Services, Inc.  
Company, Trustee for Residential Accredited Loans  
12 Dept of Child Support Services  
13 Deutsche Bank Trust Company  
Employment Development Department  
14 Flagstar Bank  
Hampton Mortgage Group Inc.  
15 JPMorgan Chase Bank, N.A.  
16 LAFM Loan Owners, LLC  
MERS, Nominee for BOFI Federal Bank  
17 ReProp Financial Mortgage Investors, LLC  
Robert Bass LLC  
18 Socotra  
Socotra - for HFS Fund IV, LLC  
19 Socotra Capital Inc.  
20 Socotra Opportunity Fund, LLC  
Socotra Opportunity REIT I LLC  
21 Socotra REIT I LLC  
22 Sonoma County Tax Collector  
Sonoma Ranch Homeowners Association  
23 Sylva Family Properties  
The Mercato Association  
24 Trustee of the John and Mary Metallinos Living Trust  
25 Trustee, Gerald and Carol Shiffman Joint Trust  
WE Alliance Secured Income Fund, LLC  
26  
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1           **9. Litigation Claims**

2     Brad Driver, by and through the Personal Representative and Administrator of His Estate, Mariah  
3     Driver, Plaintiff  
4     Mark Nielsen, Plaintiff  
5     Tina M. Stott, as an Individual and Trustee to the Tina M. Stott Family Trust Dated 3/17/2017,  
6     Plaintiff  
7     Jeanne Wondra, as Trustee for the James Hurley Trust, et al., Plaintiff  
8     Timothy Lefever, Plaintiff  
9     Tamara D. Migliozi, Plaintiff  
10    Andrew Tubley, Plaintiff  
11    Benedetti Farms, Inc., Plaintiff  
12    Securities & Exchange Commission, Plaintiff

13           **10. Bankruptcy Judges**

14     Chief Judge Stephen L. Johnson  
15     Judge Hannah L. Blumenstiel  
16     Judge M. Elaine Hammond  
17     Judge William Lafferty  
18     Judge Dennis Montali  
19     Judge Charles Novack

20           **11. Bankruptcy Court Staff**

21     Ruby Bautista  
22     Dina Kakalia  
23     Ardie Ermac  
24     Venice Tamplin-Henderson  
25     Teresa Mkhitarian  
26     Cindy Fan

27           **12. United States Trustee Staff**

28     Christina Goebelsmann  
29     Mike Chow  
30     Ianthe V. Del Rosario  
31     Nychelle G. Rivera  
32     Phillip Shine  
33     Yung Nor Wong  
34     Jared Day  
35     Deanna Hazelton

1 **EXHIBIT B**

2  
3 **Parties-in-Interest Noted for Court Disclosure**

4 **Relationships in Matters Related to These Proceedings**

5 None.

6 **Relationships in Unrelated Matters - Current**

7 Douglas Elliman's general operating and trust accounts are held by JP Morgan Chase Bank N.A.  
8

9  
10 **Relationships in Unrelated Matters - Former**

11 Douglas Elliman has previously worked with Stapleton Group, a part of J.S. Held to sell real estate  
12 assets in a number of transactions unrelated to this Listing Agreement.

13 Douglas Elliman may have made payments to San Diego County Treasurer (5. Unsecured Creditor)  
14 in the normal course of business.  
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