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

In re:

LEFEVER MATTSON, a California
 corporation, *et al.*,
 Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

In re

KS MATTSON PARTNERS, LP,
 Debtor.

**DECLARATION OF KAMALJIT KAUR
 BRAR IN SUPPORT OF ADEQUATE
 ASSURANCE OF FUTURE
 PERFORMANCE WITH RESPECT TO
 THE ASSUMPTION AND ASSIGNMENT
 OF EXECUTORY LEASES AND/OR
 UNEXPIRED CONTRACTS IN
 CONNECTION WITH THE SALE OF
 7210-7212 GRADY DRIVE, CITRUS
 HEIGHTS, CA 95621**

[No Hearing Requested]

I, Kamaljit Kaur Brar, declare as follows, pursuant to 28 U.S.C. § 1746:

1. I submit this declaration (the “Declaration”) with respect to the assumption and assignment of executory leases and/or unexpired contracts (the “Agreements”) in connection with the sale of the real property located at 7210-7210 Grady Drive, Citrus Heights, California 95621 (the “Subject Property”) from the above-captioned debtors and debtors-in-possession (collectively, the “Debtors”) pursuant to the Residential Income Purchase Agreement dated July 24, 2024 (the “Purchase Agreement”) attached as Exhibit A to Exhibit 1 to the *Notice of Sale of 7210-7212 Grady Drive, Citrus Heights, CA 95621*, filed concurrently herewith.

2. Except as otherwise indicated herein, the facts set forth in this Declaration are based upon my personal knowledge, my review of relevant documents, information provided to me, or my opinion based upon experience, knowledge, and information concerning my finances. If called upon to testify, I would testify to the facts set forth in this Declaration.

3. I am the purchaser of the Subject Property.

4. I am an experienced real estate investor who currently owns other single-family homes in Sacramento, California. I have a strong interest in building a long-term investment portfolio through real estate, and I take a thoughtful, strategic approach to property ownership.

5. I have reviewed the financial information for the Subject Property provided by the Debtors, and I am capable of meeting the financial obligations of the Agreements.

6. I am willing and able to perform my obligations under the Purchase Agreement and the assigned Agreements.

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

Dated: 9/24/2025

Signed by:

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Kamaljit Kaur Brar