

KELLER BENVENUTTI KIM LLP
101 MONTGOMERY STREET, SUITE 1950
SAN FRANCISCO, CALIFORNIA 94104

KELLER BENVENUTTI KIM LLP
TOBIAS S. KELLER (Cal. Bar No. 151445)
(tkeller@kbbkllp.com)
DAVID A. TAYLOR (Cal. Bar No. 247433)
(dtaylor@kbbkllp.com)
THOMAS B. RUPP (Cal. Bar No. 278041)
(trupp@kbbkllp.com)
101 Montgomery Street, Suite 1950
San Francisco, California 94104
Telephone: (415) 496-6723
Facsimile: (650) 636-9251

*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

In re

KS MATTSON PARTNERS, LP,
Debtor.

**DECLARATION OF JOSEPH RAMOS IN
SUPPORT OF ADEQUATE ASSURANCE
OF FUTURE PERFORMANCE BY MJ2
INVESTORS, LLC WITH RESPECT TO
THE ASSUMPTION AND ASSIGNMENT
OF EXECUTORY LEASES AND/OR
UNEXPIRED CONTRACTS IN
CONNECTION WITH THE SALE OF
5800 FAIR OAKS BLVD.,
CARMICHAEL, CA 95608**

[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 MJ2 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 Fair Oaks Boulevard, Carmichael, California 95608, commonly
6 known as the Shelfield Apartments, from the above-captioned debtors and debtors-in-possession
7 (collectively, the “Debtors”)² pursuant to the Purchase and Sale Agreement dated November 17,
8 2025 (the “Purchase Agreement”) attached as Exhibit A to Exhibit 1 to the *Notice of Sale of 5800*
9 *Fair Oaks Blvd., 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 the Buyer. Except as otherwise indicated
12 herein, the facts set forth in this Declaration are based upon my personal knowledge, my review
13 of relevant documents, information provided to me by the Buyer or its advisors, or my opinion
14 based upon experience, knowledge, and information concerning the Buyer’s finances. If called
15 upon to testify, 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 Communication. 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 _____
28 ² Unless otherwise indicated, “Debtors” as used herein excludes KSMP and Live Oak Investments, LP.

KELLER BENVENUTTI KIM LLP
425 MARKET STREET, 26TH FLOOR
SAN FRANCISCO, CALIFORNIA 94105

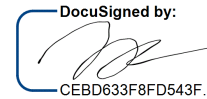
1 5. I began my real estate career in 2003 as an analyst with Apartment Consultants Inc.,
2 headquartered in San Diego, California. That same year, I received my real estate license and
3 transitioned into full agency. In 2008, I moved my license to affiliate with South Coast
4 Commercial in San Diego, California, and worked there through 2013. While there, I honed my
5 skills as a top producer, negotiator, and deal maker. In 2014, I moved to Walnut Creek, California,
6 to take on greater professional challenges and start a family. In 2015, I created North Coast
7 Commercial, Inc., which focuses on investment analysis and brokerage of multi-family properties
8 throughout Northern California.

9 6. I have reviewed the Agreements and the Buyer is capable of fulfilling the financial
10 requirements stated therein.

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

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

15
16 Dated: 11/20/2025 | 16:46:52 PST

DocuSigned by:

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/s/

Joseph Ramos, President
MJ2 Investors, LLC, a California limited
liability company