

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

In re

LEFEVER MATTSON, a California
corporation, et al.

Debtors.¹

Case No. 24-10545 CN (Lead Case)

(Jointly Administered)

Chapter 11

Judge: Hon Charles Novack

In re

KS MATTSON PARTNERS, LP,

Debtor.

**AMENDED SCHEDULES OF ASSETS AND LIABILITIES FOR
KS MATTSON PARTNERS, LP, CASE NO. 24-10715 (CN)**

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 95621. 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>.



Fill in this information to identify the case:

Debtor name KS MATTSON PARTNERS, LP

United States Bankruptcy Court for the: NORTHERN District of CA
(State)

Case number (If known): 1:24-bk-10715

☒ Check if this is an amended filing

Official Form 206Sum**Summary of Assets and Liabilities for Non-Individuals****12/15****Part 1: Summary of Assets****1. Schedule A/B: Assets—Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from *Schedule A/B*.....\$ 66,330,085.00**1b. Total personal property:**Copy line 91A from *Schedule A/B*.....\$ 19,887,829.00**1c. Total of all property:**Copy line 92 from *Schedule A/B*.....\$ 86,217,914.00**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*.....\$ 60,851,531.00**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*\$ 592,779.47**3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*+ \$ 76,881,424.49

4. Total liabilities.....

Lines 2 + 3a + 3b

\$ 138,325,734.96

Fill in this information to identify the case:Debtor name KS Mattson Partners, LPUnited States Bankruptcy Court for the: Northern District of CA
(State)Case number (if known): 1:24-bk-10715☒ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets — Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor**Current value of debtor's interest****2. Cash on hand** \$ 0.00**3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
3.1. <u>FIRST BANK</u>	<u>CHECKING</u>	<u>3 4 6 7</u>	\$ <u>27,410.00</u>
3.2. _____	_____	_____	\$ _____

4. Other cash equivalents (Identify all)

4.1. _____	\$ _____
4.2. _____	\$ _____

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$ 27,410.00**Part 2:** Deposits and prepayments**6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.
☐ Yes. Fill in the information below.

Current value of debtor's interest**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1. <u>None known</u>	\$ _____
7.2. _____	\$ _____

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1. None known

8.2.

\$

\$

9. Total of Part 2.

Add lines 7 through 8. Copy the total to line 81.

\$

0.00

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☐ No. Go to Part 4.
- ☒ Yes. Fill in the information below.

Current value of debtor's interest

11. Accounts receivable

11a. 90 days old or less: Unknown

face amount

-

doubtful or uncollectible accounts

=

→

\$

11b. Over 90 days old: Unknown

face amount

-

doubtful or uncollectible accounts

=

→

\$

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$

0.00

Part 4: Investments

13. Does the debtor own any investments?

- ☐ No. Go to Part 5.
- ☒ Yes. Fill in the information below.

Valuation method used for current value

Current value of debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

14.1. None known

14.2.

\$

0.00

\$

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

15.1. See attached Schedule A/B 15.1

%

\$

0.00

15.2.

%

\$

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

16.1. None known

16.2.

\$

0.00

\$

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$

0.00

Part 5: Inventory, excluding agriculture assets**18. Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.
☐ Yes. Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
	MM / DD / YYYY	\$		\$ 0.00
20. Work in progress				
	MM / DD / YYYY	\$		\$ 0.00
21. Finished goods, including goods held for resale				
	MM / DD / YYYY	\$		\$ 0.00
22. Other inventory or supplies				
	MM / DD / YYYY	\$		\$ 0.00
23. Total of Part 5				\$ 0.00

Add lines 19 through 22. Copy the total to line 84.

24. Is any of the property listed in Part 5 perishable?

- ☐ No
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value Valuation method Current value

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☐ No
☐ Yes
- Q. 26 See global notes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- ☐ No. Go to Part 7.
☒ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested			
Vineyard (Value of grapes TBD)	\$		\$
29. Farm animals Examples: Livestock, poultry, farm-raised fish			
None	\$		\$
30. Farm machinery and equipment (Other than titled motor vehicles)			
TBD	\$		\$
31. Farm and fishing supplies, chemicals, and feed			
None	\$		\$
32. Other farming and fishing-related property not already listed in Part 6			
None	\$		\$

33. Total of Part 6.

Add lines 28 through 32. Copy the total to line 85.

\$ 0.00

34. Is the debtor a member of an agricultural cooperative?

☒ No☐ Yes. Is any of the debtor's property stored at the cooperative?☐ No☐ Yes

35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?

☐ No Q. 35 See global notes☐ Yes. Book value \$ Valuation method Current value \$

36. Is a depreciation schedule available for any of the property listed in Part 6?

☒ No☐ Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

☐ No Q. 37 See global notes☐ Yes

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

☐ No. Go to Part 8.☒ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. Office furniture Unknown	\$		\$
40. Office fixtures Unknown	\$		\$
41. Office equipment, including all computer equipment and communication systems equipment and software Unknown	\$		\$
42. Collectibles Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles			
42.1 Unknown	\$		\$
42.2	\$		\$
42.3	\$		\$

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$ 0.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

☒ No☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

☐ No Q. 45 See global notes☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
- ☒ Yes. Fill in the information below.

General description	Net book value of debtor's interest	Valuation method used for current value	Current value of debtor's interest
Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	(Where available)		

47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

47.1 Unknown	\$		\$
47.2	\$		\$
47.3	\$		\$
47.4	\$		\$

48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

48.1 Unknown	\$		\$
48.2	\$		\$

49. Aircraft and accessories

49.1 Unknown	\$		\$
49.2	\$		\$

50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

Unknown	\$		\$
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51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$ 0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☒ No
- ☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☐ No Q. 53 See global notes
- ☐ Yes

Part 9: Real property**54. Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
- ☒ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1 See Schedule 55.1 attached		\$		\$ 66,330,085.00
55.2		\$		\$
55.3		\$		\$
55.4		\$		\$
55.5		\$		\$
55.6		\$		\$

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$ 66,330,085.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No
- ☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☐ No
- ☒ Yes

Q. 58 See global notes

Part 10: Intangibles and intellectual property**59. Does the debtor have any interests in intangibles or intellectual property?**

- ☐ No. Go to Part 11.
- ☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets Unknown	\$		\$
61. Internet domain names and websites Unknown	\$		\$
62. Licenses, franchises, and royalties Unknown	\$		\$
63. Customer lists, mailing lists, or other compilations Unknown	\$		\$
64. Other intangibles, or intellectual property Unknown	\$		\$
65. Goodwill Unknown	\$		\$

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$ 0.00

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

- ☐ No
☒ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☒ No
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☐ No Q. 69 See global notes
☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes. Fill in the information below.

**Current value of
debtor's interest**

71. Notes receivable

Description (include name of obligor)

See Schedule AB 71 attached 19,860,419.0 — 0.00 = → \$ 19,860,419.00
Total face amount doubtful or uncollectible amount

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

Do not believe there are any (pass through entity) Tax year \$
Tax year \$
Tax year \$

73. Interests in insurance policies or annuities

Unknown \$

74. Causes of action against third parties (whether or not a lawsuit has been filed)

See attached Schedule A/B 74 \$

Nature of claim

Amount requested \$

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

See attached Schedule A/B 75 \$

Nature of claim

Amount requested \$

76. Trusts, equitable or future interests in property

Unknown \$

77. Other property of any kind not already listed Examples: Season tickets, country club membership

Unknown \$
\$

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$ 19,860,419.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☐ No Q. 79 See global notes
☐ Yes

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	\$ 27,410.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$ 0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$ 0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$ 0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$ 0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$ 0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$ 0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$ 0.00	
88. Real property. <i>Copy line 56, Part 9.</i> →		\$ 66,330,085.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$ 0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$ 19,860,419.0	
91. Total. Add lines 80 through 90 for each column. 91a.	\$ 19,887,829.0	+ 91b. \$ 66,330,085.0
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.		\$ 86,217,914.00

Fill in this information to identify the case:

Debtor name KS Mattson Partners, LP
United States Bankruptcy Court for the: Northern District of CA
(State)
Case number (if known): 1:24-bk-10715

☒ Check if this is an amended filing

Official Form 206D**Schedule D: Creditors Who Have Claims Secured by Property****12/15****Be as complete and accurate as possible.****1. Do any creditors have claims secured by debtor's property?**

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims**2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A
Amount of claim
Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.1 Creditor's nameSee Schedule D attached**Describe debtor's property that is subject to a lien**

\$ 60,851,531.00 \$ 66,330,085.00

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

- ☐ No
☒ Yes. Specify each creditor, including this creditor, and its relative priority.

Describe the lien**Is the creditor an insider or related party?**

- ☐ No
☒ Yes

Is anyone else liable on this claim?

- ☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

2.2 Creditor's name**Describe debtor's property that is subject to a lien**

\$ _____ \$ _____

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

- ☐ No
☒ Yes. Have you already specified the relative priority?
☐ No. Specify each creditor, including this creditor, and its relative priority.

- ☐ Yes. The relative priority of creditors is specified on lines _____

Describe the lien**Is the creditor an insider or related party?**

- ☐ No
☒ Yes

Is anyone else liable on this claim?

- ☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$ 59,774,375.0

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Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2. Creditor's name	Describe debtor's property that is subject to a lien	
_____	_____	\$ _____ \$ _____
Creditor's mailing address	_____	
_____	_____	
_____	Describe the lien	
_____	_____	
Creditor's email address, if known	Is the creditor an insider or related party?	
_____	<input type="checkbox"/> No	
	<input type="checkbox"/> Yes	
Date debt was incurred _____	Is anyone else liable on this claim?	
Last 4 digits of account number _____	<input type="checkbox"/> No	
	<input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).	
Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:	
<input type="checkbox"/> No	Check all that apply.	
<input type="checkbox"/> Yes. Have you already specified the relative priority?	<input type="checkbox"/> Contingent	
<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.	<input type="checkbox"/> Unliquidated	
_____	<input type="checkbox"/> Disputed	

<input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____		

2. Creditor's name	Describe debtor's property that is subject to a lien	
_____	_____	\$ _____ \$ _____
Creditor's mailing address	_____	
_____	_____	
_____	Describe the lien	
_____	_____	
Creditor's email address, if known	Is the creditor an insider or related party?	
_____	<input type="checkbox"/> No	
	<input type="checkbox"/> Yes	
Date debt was incurred _____	Is anyone else liable on this claim?	
Last 4 digits of account number _____	<input type="checkbox"/> No	
	<input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H).	
Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:	
<input type="checkbox"/> No	Check all that apply.	
<input type="checkbox"/> Yes. Have you already specified the relative priority?	<input type="checkbox"/> Contingent	
<input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority.	<input type="checkbox"/> Unliquidated	
_____	<input type="checkbox"/> Disputed	

<input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____		

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

[illegible]

Fill in this information to identify the case:

Debtor KS Mattson Partners, LP
United States Bankruptcy Court for the: Northern District of CA
(State)
Case number 1:24-bk-10715
(If known)

☒ Check if this is an amended filing

Official Form 206E/F**Schedule E/F: Creditors Who Have Unsecured Claims****12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with **PRIORITY** unsecured claims and Part 2 for creditors with **NONPRIORITY** unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with **PRIORITY** Unsecured Claims**1. Do any creditors have priority unsecured claims?** (See 11 U.S.C. § 507).

- ☐ No. Go to Part 2.
☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.**2.1** Priority creditor's name and mailing address
See Attached List

Total claim	Priority amount
\$ <u>592,779.47</u>	\$ <u>576,772.48</u>

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date or dates debt was incurred

Basis for the claim:

Last 4 digits of account
number

Is the claim subject to offset?

- ☒ No
☐ Yes

Specify Code subsection of **PRIORITY** unsecured
claim: 11 U.S.C. § 507(a) (____)**2.2** Priority creditor's name and mailing address

As of the petition filing date, the claim is: \$ _____ \$ _____

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date or dates debt was incurred

Basis for the claim:

Last 4 digits of account
number

Is the claim subject to offset?

- ☐ No
☐ Yes

Specify Code subsection of **PRIORITY** unsecured
claim: 11 U.S.C. § 507(a) (____)**2.3** Priority creditor's name and mailing address

As of the petition filing date, the claim is: \$ _____ \$ _____

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date or dates debt was incurred

Basis for the claim:

Last 4 digits of account
number

Is the claim subject to offset?

- ☐ No
☐ Yes

Specify Code subsection of **PRIORITY** unsecured
claim: 11 U.S.C. § 507(a) (____)

Part 1. Additional Page

Copy this page if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional PRIORITY creditors exist, do not fill out or submit this page.

Total claim

Priority amount

2. Priority creditor's name and mailing address

\$ _____ \$ _____

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date or dates debt was incurred

Basis for the claim:

Last 4 digits of account
number _____

Is the claim subject to offset?

- ☐ No
☐ Yes

Specify Code subsection of PRIORITY unsecured
claim: 11 U.S.C. § 507(a) (____)

2. Priority creditor's name and mailing address

\$ _____ \$ _____

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date or dates debt was incurred

Basis for the claim:

Last 4 digits of account
number _____

Is the claim subject to offset?

- ☐ No
☐ Yes

Specify Code subsection of PRIORITY unsecured
claim: 11 U.S.C. § 507(a) (____)

2. Priority creditor's name and mailing address

\$ _____ \$ _____

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date or dates debt was incurred

Basis for the claim:

Last 4 digits of account
number _____

Is the claim subject to offset?

- ☐ No
☐ Yes

Specify Code subsection of PRIORITY unsecured
claim: 11 U.S.C. § 507(a) (____)

2. Priority creditor's name and mailing address

\$ _____ \$ _____

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date or dates debt was incurred

Basis for the claim:

Last 4 digits of account
number _____

Is the claim subject to offset?

- ☐ No
☐ Yes

Specify Code subsection of PRIORITY unsecured
claim: 11 U.S.C. § 507(a) (____)

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	<div>Nonpriority creditor's name and mailing address</div> <div>See Attached List</div> <div></div> <div></div> <div></div> <div>Date or dates debt was incurred</div> <div>Last 4 digits of account number</div>	<div>As of the petition filing date, the claim is:</div> <div>Check all that apply.</div> <div><input type="checkbox"/> Contingent</div> <div><input type="checkbox"/> Unliquidated</div> <div><input type="checkbox"/> Disputed</div> <div>Basis for the claim:</div> <div>Is the claim subject to offset?</div> <div><input type="checkbox"/> No</div> <div><input type="checkbox"/> Yes</div> <div>\$ 76,881,424.49</div>
3.2	<div>Nonpriority creditor's name and mailing address</div> <div></div> <div></div> <div></div> <div>Date or dates debt was incurred</div> <div>Last 4 digits of account number</div>	<div>As of the petition filing date, the claim is:</div> <div>Check all that apply.</div> <div><input type="checkbox"/> Contingent</div> <div><input type="checkbox"/> Unliquidated</div> <div><input type="checkbox"/> Disputed</div> <div>Basis for the claim:</div> <div>Is the claim subject to offset?</div> <div><input type="checkbox"/> No</div> <div><input type="checkbox"/> Yes</div> <div>\$</div>
3.3	<div>Nonpriority creditor's name and mailing address</div> <div></div> <div></div> <div></div> <div>Date or dates debt was incurred</div> <div>Last 4 digits of account number</div>	<div>As of the petition filing date, the claim is:</div> <div>Check all that apply.</div> <div><input type="checkbox"/> Contingent</div> <div><input type="checkbox"/> Unliquidated</div> <div><input type="checkbox"/> Disputed</div> <div>Basis for the claim:</div> <div>Is the claim subject to offset?</div> <div><input type="checkbox"/> No</div> <div><input type="checkbox"/> Yes</div> <div>\$</div>
3.4	<div>Nonpriority creditor's name and mailing address</div> <div></div> <div></div> <div></div> <div>Date or dates debt was incurred</div> <div>Last 4 digits of account number</div>	<div>As of the petition filing date, the claim is:</div> <div>Check all that apply.</div> <div><input type="checkbox"/> Contingent</div> <div><input type="checkbox"/> Unliquidated</div> <div><input type="checkbox"/> Disputed</div> <div>Basis for the claim:</div> <div>Is the claim subject to offset?</div> <div><input type="checkbox"/> No</div> <div><input type="checkbox"/> Yes</div> <div>\$</div>
3.5	<div>Nonpriority creditor's name and mailing address</div> <div></div> <div></div> <div></div> <div>Date or dates debt was incurred</div> <div>Last 4 digits of account number</div>	<div>As of the petition filing date, the claim is:</div> <div>Check all that apply.</div> <div><input type="checkbox"/> Contingent</div> <div><input type="checkbox"/> Unliquidated</div> <div><input type="checkbox"/> Disputed</div> <div>Basis for the claim:</div> <div>Is the claim subject to offset?</div> <div><input type="checkbox"/> No</div> <div><input type="checkbox"/> Yes</div> <div>\$</div>
3.6	<div>Nonpriority creditor's name and mailing address</div> <div></div> <div></div> <div></div> <div>Date or dates debt was incurred</div> <div>Last 4 digits of account number</div>	<div>As of the petition filing date, the claim is:</div> <div>Check all that apply.</div> <div><input type="checkbox"/> Contingent</div> <div><input type="checkbox"/> Unliquidated</div> <div><input type="checkbox"/> Disputed</div> <div>Basis for the claim:</div> <div>Is the claim subject to offset?</div> <div><input type="checkbox"/> No</div> <div><input type="checkbox"/> Yes</div> <div>\$</div>

Part 2: Additional Page

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page. If no additional NONPRIORITY creditors exist, do not fill out or submit this page.

Amount of claim

3. <u> </u>	Nonpriority creditor's name and mailing address _____ _____ _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <input type="checkbox"/> Liquidated and neither contingent nor disputed	\$ _____
	Date or dates debt was incurred _____ Last 4 digits of account number _____	Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
3. <u> </u>	Nonpriority creditor's name and mailing address _____ _____ _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$ _____
	Date or dates debt was incurred _____ Last 4 digits of account number _____	Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
3. <u> </u>	Nonpriority creditor's name and mailing address _____ _____ _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$ _____
	Date or dates debt was incurred _____ Last 4 digits of account number _____	Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
3. <u> </u>	Nonpriority creditor's name and mailing address _____ _____ _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$ _____
	Date or dates debt was incurred _____ Last 4 digits of account number _____	Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	
3. <u> </u>	Nonpriority creditor's name and mailing address _____ _____ _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$ _____
	Date or dates debt was incurred _____ Last 4 digits of account number _____	Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1. See Attached List	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.2.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.3.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.4.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.5.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.6.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.7.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.8.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.9.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.10.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.11.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _
4.12.	Line ____ <input type="checkbox"/> Not listed. Explain _____	____ _

Debtor

KS Mattson Partners, LP

Name

Case number (if known) 1:24-bk-10715

Part 3: Additional Page for Others to Be Notified About Unsecured Claims

Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _
4. _____ _____ _____	Line _____ <input type="checkbox"/> Not listed. Explain _____	____ _

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

Total of claim amounts

5a. Total claims from Part 1	5a.	\$	<u>592,779.47</u>
5b. Total claims from Part 2	5b.	+	\$ <u>76,881,424.49</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c.	\$	<u>77,474,204.96</u>

Fill in this information to identify the case:

Debtor name KS Mattson Partners, LP

United States Bankruptcy Court for the: Northern District of CA
(State)

Case number (If known): 1:24-bk-10715 Chapter 11

☒ Check if this is an amended filing

Official Form 206G**Schedule G: Executory Contracts and Unexpired Leases****12/15**

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, numbering the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

- ☐ No. Check this box and file this form with the court with the debtor's other schedules. There is nothing else to report on this form.
- ☒ Yes. Fill in all of the information below even if the contracts or leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1	State what the contract or lease is for and the nature of the debtor's interest	SEE ATTACHED	
	State the term remaining		
	List the contract number of any government contract		
2.2	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.3	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.4	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		
2.5	State what the contract or lease is for and the nature of the debtor's interest		
	State the term remaining		
	List the contract number of any government contract		

Fill in this information to identify the case:Debtor name KS Mattson Partners, LPUnited States Bankruptcy Court for the: Northern District of CA
(State)Case number (If known): 1:24-bk-10715☒ Check if this is an amended filing**Official Form 206H****Schedule H: Codebtors****12/15****Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.****1. Does the debtor have any codebtors?**

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor		Column 2: Creditor	
Name	Mailing address	Name	Check all schedules that apply:
2.1 <u>Kenneth Mattson</u>	<u>C/O FENNEMORE CRAIG P.C.</u> Street <u>7800 RANCHARRA PARKWAY</u> <u>RENO</u> <u>NV</u> <u>89511</u> City State ZIP Code	<u>SOCOTRA CAPITAL</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.2 <u>Kenneth Mattson</u>	<u>C/O FENNEMORE CRAIG P.C.</u> Street <u>7800 RANCHARRA PARKWAY</u> <u>RENO</u> <u>NV</u> <u>89511</u> City State ZIP Code	<u>SOCOTRA REIT</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.3 <u>Kenneth Mattson</u>	<u>C/O FENNEMORE CRAIG P.C.</u> Street <u>7800 RANCHARRA PARKWAY</u> <u>RENO</u> <u>NV</u> <u>89511</u> City State ZIP Code	<u>SOCOTRA OPP FUND</u>	<input checked="" type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.4 _____	_____ Street _____ _____ City State ZIP Code	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.5 _____	_____ Street _____ _____ City State ZIP Code	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.6 _____	_____ Street _____ _____ City State ZIP Code	_____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

Debtor

KS Mattson Partners, LP

Name

Case number (if known) 1:24-bk-10715

Additional Page if Debtor Has More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor		Column 2: Creditor	
Name	Mailing address	Name	Check all schedules that apply:
2.____ _____	Street _____ _____ City _____ State _____ ZIP Code _____	_____ _____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.____ _____	Street _____ _____ City _____ State _____ ZIP Code _____	_____ _____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.____ _____	Street _____ _____ City _____ State _____ ZIP Code _____	_____ _____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.____ _____	Street _____ _____ City _____ State _____ ZIP Code _____	_____ _____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.____ _____	Street _____ _____ City _____ State _____ ZIP Code _____	_____ _____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.____ _____	Street _____ _____ City _____ State _____ ZIP Code _____	_____ _____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.____ _____	Street _____ _____ City _____ State _____ ZIP Code _____	_____ _____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G
2.____ _____	Street _____ _____ City _____ State _____ ZIP Code _____	_____ _____	<input type="checkbox"/> D <input type="checkbox"/> E/F <input type="checkbox"/> G

KS Mattson Partners, LP
Case No. 24-10715
Schedule A/B 15.1
Non-publicly traded stock and interests

Name of entity ¹	% of ownership	Valuation method used for current value	Current value of debtor's interest
4 Liberty, LLC	Unknown	N/A	Unknown
Beach Pine, LP	9.8994% (per LFM books and records); 9.900% (per Claim No 1524 filed by KSMP).	N/A	Unknown
Country Oaks I, LP	3.1170% (per LFM books and records); 7.949% (per Claim No 1435 filed by KSMP).	N/A	Unknown
Divi Divi Tree, LP	48.4670% (per LFM books and records); 50.280% (per Claim No. 1429 filed by KSMP)	N/A	Unknown
Hagar Properties, LP	19.2450% (per LFM books and records); 19.244% per Claim No 1430 filed by KSMP).	N/A	Unknown
Heacock Apartments, LP	6.4340%	N/A	Unknown
LeFever Mattson and related entities	Unknown	Unknown	Unknown
Perris Freeway Plaza, LP	Unknown	N/A	Unknown
Pinecone, LP	Unknown (per LFM books and records); 10.810% (per Claim No 1544 filed by KSMP).	N/A	Unknown
Ringmaster's Square, LLC	Unknown	N/A	Unknown
Sonoma's Best, LP	Unknown	N/A	Unknown
Specialty Properties Partners, LP	Unknown	N/A	Unknown
Specialty Sales Classics, Inc.	Unknown	N/A	Unknown
Specialty Sales Global, Inc.	Unknown	N/A	Unknown
Tradewinds Apartments, LP	42.5700% (per LFM books and records); 42.571% per Claim No 1434 filed by KSMP).	N/A	Unknown
Treehouse Investments, LP	Unknown	N/A	Unknown
Valley Oak Investments, LP	13.4520% (per LFM books and records); 13.451% per Claim No 1424 filed by KSMP).	N/A	Unknown

¹ The Debtor filed multiple proofs of claims and interest in the chapter 11 cases of LeFever Mattson, a California corporation, et al., Lead Case No. 24-10545, asserting ownership interests with respect to certain of those entities. In some instances, the Debtor's asserted interests are not recorded on the LeFever Mattson debtors' books and records. In other instances, the percentage interests asserted by the Debtor differ from those indicated on the LeFever Mattson debtors' books and records. These claims were filed by the Debtor while it was controlled by Kenneth Mattson, and not by Robbin Itkin, the Responsible Individual appointed June 16, 2025. The Responsible Individual has not yet diligenced these claims and expresses no opinion as to the amount, validity, priority or collectability of these claims. Ownership interests are listed as "unknown" where the Debtor does not have current documentation indicating the ownership interest.

KS Mattson Partners, LP
Case No. 24-10715
Schedule A/B 55.1
Real Property

Description and Location of property ¹	Type of property	Nature and extent of debtor's interest in property	Net book value of debtor's interest (where available)	Valuation method used for current value	Current value of debtor's interest ⁵
1014 1st St W, Sonoma	Residential	100% owner		Listing Price	\$1,260,000
1549 E Napa St, Sonoma	Residential	100% owner		Listing Price	\$2,250,000
18275 Sonoma Hwy, Boyes Hot Springs 18285 Hwy 12, El Verano Arroyo Rd, Boyes Hot Springs 320 Arroyo Rd, Boyes Hot Springs	Land Retail/Residential Land Land	100% owner		Contract Price	\$2,500,000
18590 Hwy 12, Boyes Hot Springs	Commercial/Residential	40% owner		Listing Price	\$711,000
19357 Hwy 12, Sonoma	Residential	40% owner		Contract Price	\$600,000
22666 Broadway, Sonoma	Residential	42% owner		Listing Price	\$756,000
230 E Napa St, Sonoma	Residential	100% owner		Listing Price	\$2,340,000
3003 Castle Rd, Sonoma	Residential/Land	100% owner		Listing Price	\$6,165,000
414 W Napa St, Sonoma,	Commercial	31.813% owner		Listing Price	\$349,307
415 Pacific Ave, Piedmont ⁴	Residential	100% owner		Listing Price	\$4,950,000
450G 1st Street East, Sonoma	Commercial	50% owner		Listing Price	\$189,000
450J 1st Street East, Sonoma	Commercial	60% owner		Listing Price	\$302,400
450A,B,K 1st St East, Sonoma	Commercial	44% owner		Listing Price	\$188,100
8340/8350 Auburn Blvd. Citrus Heights	Commercial	2.391% owner		Listing Price	\$62,405
856 4th St E, Sonoma	Residential	100% owner		Contract Price	\$1,225,000
18010 Hwy 12, Boyes Hot Springs	Commercial Land	55% owner		Contract Price	\$412,500
1834-1836 Ocean Front, Del Mar	Residential	100% owner		Listing Price	\$12,510,000
22 Boyes Blvd, Boyes Hot Springs	Commercial	100% owner		Listing Price	\$2,025,000
23105 Millerick Road, Sonoma ³	Residential	100% owner		Contract Price	\$365,000
2500 Castle Rd, Sonoma	Land	100% owner		Listing Price	\$2,250,000
3200 Castle Rd, Sonoma	Residential Land	100% owner		Listing Price	\$3,150,000
405 London Way, Agua Caliente	Residential	100% owner		Listing Price	\$4,050,000
443 Casabonne Lane, Sonoma	Land	100% owner		Listing Price	\$437,400
454 15th Street, Del Mar, CA 92014	Residential	100% owner		Listing Price	\$4,410,000
47,49 Natoma Street, Folsom	Commercial	3.328% owner		Listing Price	\$116,813
531,533 Camino Del Mar, Del Mar	Residential	100% owner		Contract Price	\$2,400,000

KS Mattson Partners, LP
Case No. 24-10715
Schedule A/B 55.1
Real Property

Description and Location of property ¹	Type of property	Nature and extent of debtor's interest in property	Net book value of debtor's interest (where available)	Valuation method used for current value	Current value of debtor's interest ⁵
62 Farragut Ave., Piedmont ²	Residential / Land	100% owner		Contract Price	\$1,335,000
904 Highway 121, Sonoma ³	Land	100% owner		Contract Price	\$0
969 Rachael Rd, Sonoma	Residential	100% owner		Listing Price	\$5,850,000
5202 Gateway Plaza Dr, Benicia	Commercial	67% owner		Listing Price	\$434,160
5234 Gateway Plaza Dr, Benicia	Commercial	100% owner		Listing Price	\$756,000
4334 Clayton Rd, Ashland	Land	100% owner		Listing Price	\$180,000
3557 Golf View Ter, Santa Rosa, CA 95405	Residential	100% owner		Public Estimate	\$1,800,000

¹ The Debtor reserves all rights with respect to interests in property titled in the name of Kenneth Mattson, Stacy Mattson or parties affiliated with them. The Debtor additionally asserts up to a 100% interest in 236 King Avenue, Piedmont, CA. The Debtor understands that Thomas and Beverly Franza deeded this property to the Debtor, but the deed was unrecorded. Plaintiff Tina Stott has alleged in *Stott v. Kenneth Mattson, KS Mattson Company, LLC, KS Mattson Partners, LP, Thomas and Beverly Franza and Select Portfolio Services*, Case No. 24CV082453 (Alameda County Superior Court) that she is party to an agreement with the Debtor entitling her to 25% of the property equity. A property with address 3557 Golf View Terrace, Sonoma is no longer in the Debtor's estate. It was in the estate as of the Petition Date. However, in violation of the automatic stay, a foreclosure action was instituted after the Petition Date and completed in June 2025. The Debtor reserves all rights and claims with respect to this foreclosure and sale. The Debtor also reserves all rights with respect to 452C 1st Street East, Sonoma, CA 95476. It is unclear whether the Debtor holds any remaining interest in this property as public records indicate that Kenneth Mattson caused the Debtor to dispose of greater than 100% of TIC interests in this property.

² 1 property on 2 parcels – only 1 parcel titled in the Debtor's name. The Debtor reserves all rights with respect to the ownership of the parcel that is currently titled in the name of Kenneth Mattson individually. Of note, the United States government in Mr. Mattson's criminal case has presented evidence that Mr. Mattson has consistently represented 62 Farragut Avenue as being 100% owned by the Debtor. See, e.g., *United States' Response in Opposition to Defendant's Emergency Ex Parte Motion for a Hearing on Defendant's Motion to Modify Pre-Trial Asset Restraint*, *USA v. Kenneth W. Mattson*, Case 4:25-cr-00126-JST (N.D. Cal. Aug. 7, 2025), Docket No. 73, Ex. Q, R.

³ 23105 Millerick Road & 904 Highway 121, Sonoma are on the same legal parcel of land tilted to the Debtor. Therefore, the properties will be sold together and the value listed for 23105 Millerick represents the total value for both 23105 Millerick Road & 904 Highway 121.

⁴ On November 14, 2025, KSMP and the Nielsens reached a settlement regarding the Nielsens' asserted interest in this property. Pursuant to that settlement (which KSMP is seeking to have approved through a pending 9019 motion), the Nielsens will receive 34% of KSMP's share of the net sale proceeds under KSMP's settlement with Socotra Capital.

⁵ Represents the current listing price, contract price if the property is under contract to be sold, or best estimate of the value of the debtor's interest of the property as of the Relief Date.

KS Mattson Partners, LP
Case No. 24-10715
Schedule A/B 71
Causes of Action Against Third Parties

Name of Obligor	Property Address	Total face amount	Doubtful or uncollectible amount	Current value of Debtor's interest
Equitable Ocean Front, LLC		\$ 19,000,000	\$ -	19,000,000.00
Black Walnut, LP	19030 Railroad Avenue	\$ 860,419	\$ -	860,419.00
MCDAB Family Trust of May 01, 2008	1817 - 1819 Coast Avenue	Unknown	Unknown	Unknown

KS Mattson Partners, LP
Case No. 24-10715
Schedule A/B 74
Causes of Action Against Third Parties

1. All claims, defenses, counterclaims and crossclaims of the Debtor in any of the following actions:

Case Name	Case No.	Venue
ANDREW TUBLEY and MAE UMBRIAC, husband and wife; ANDREW TUBLEY and MAE UMBRIAC, as Trustees of the MAE UMBRIAC AND ANDREW DAVID TUBLEY FAMILY TRUST U/A/D APRIL 27, 2015 v. KENNETH W. MATTSON, an individual; TIMOTHY LEFEVER, an individual; KS MATTSON PARTNERS, LP, a California limited partnership; LEFEVER MATTSON, a California corporation; AUTUMN WOOD I, LP, a California limited partnership; BAY TREE, LP, a California limited partnership; COUNTRY OAKS I, LP, a California limited partnership formerly known as Country Oaks, LLC; DIVI DIVI TREE, LP, a California limited partnership; FIRETREE I, LP, a California limited partnership; FIRETREE II, LP, a California limited partnership; FIRETREE III, LP, a California limited partnership; GOLDEN TREE, LP, a California limited partnership; RIVER BIRCH, LP, a California limited partnership; VALLEY OAK INVESTMENTS, LP, a California limited partnership; WATERTREE I, LP, a California limited partnership; and DOES 1-500, inclusive	24CV04329	Sonoma County Superior Court
Brad Driver, by and through the personal representative and administrator of his estate, Mariah Driver v. KS Mattson Company LLC, KS Mattson Partners LP, Timothy D. Thomas, et al.	24CV06439	Sonoma County Superior Court
Estate of Brad Driver, by and through the personal representative and administrator of his Estate, Mariah Driver v. KS Mattson Company LLC, KS Mattson Partners LP, Charles Richard Davis, et al.	24CV021784	Sacramento County Superior Court
JEANNE WONDRA, as trustee for the JAMES HURLEY TRUST; JEANNE WONDRA, as trustee for the IRENE B HURLEY SURVIVORS TRUST; PATRICIA HURLEY, as trustee for the DAVID AARON TANNENBAUM AND PATRICIA MARIE HURLEY LIVING TRUST; MARYANNE KELLY, an individual; MARYANNE KELLY, as trustee for the MARYANNE KELLY LIVING TRUST v. LEFEVER MATTSON, INC, a California corporation; K S MATTSON PARTNERS, LP, a California Limited Liability Partnership; KENNETH MATTSON, an individual; DIVI DIVI TREE, LP, a California Limited Partnership; FULTON VILLAGE PARTNERS, LLC, a California Limited Company; BUTCHER RD. PARTNERS, LLC, a California Limited Liability Company; PERRIS FREEWAY AY PLAYA, LLC, a California Limited Liability Company; FOLSOM VILLAGE PARTNERS, LP, a California Limited Liability Partnership; PONDEROSA PINES, LP, a California Limited Liability Partnership; BAY TREE, LP, a California Limited Liability Partnership; GOLDEN TREE, LP, a California Limited Liability Partnership; AND DOES 1-100	24CV011902	Sacramento County Superior Court
KS MATTSON PARTNERS, LP vs. BENEDETTI FARMS, INC. ¹	SCV-270023 (on appeal at Docket No. A171038)	Sonoma County Superior Court (on appeal to California Court of Appeals)
Mark Nielsen v. Kenneth Mattson, KS Mattson Company LLC, KS Mattson Partners LP, et al.	24CV082282	Alameda County Superior Court
RICHARD ALLEN CLARIDGE, individual and trustee of the Joint Revocable Trust of Richard Allen Claridge Jr. & Capri Lynn Winsor; CAPRI LYNN WINSER; individual and trustee of the Joint Revocable Trust of Richard Allen Claridge Jr. & Capri Lynn Winsor; TODD MICHERO, an individual; LORI MICHERO, an individual; BROOKE SAMPLE, individual and trustee of the First Amendment to the Brooke Sample Separate Property Trust; SCOTT A. WALKER, individual and trustee of The Walker Family Living Trust; and ELIZABETH L. WALKER, individual and trustee of The Walker Family Living Trust, on behalf of themselves and all others similarly situated v. TIMOTHY J. LEFEVER, an individual; KENNETH W. MATTSON, an individual; LEFEVER MATTSON, INC., a corporation; KS MATTSON PARTNERS, LP, a limited partnership; LEFEVER MATTSON I, LLC, a limited liability company; HOME TAX SERVICE OF AMERICA, INC. (d/b/a LEFEVER MATTSON PROPERTY MANAGEMENT), a corporation; DIVI DIVI TREE, LP, a limited partnership; and SPECIALTY PROPERTIES PARTNERS, LP, a limited partnership	4:24-cv-04093-JST	California Northern District Court
Securities & Exchange Commission v. Mattson et al	4:25-cv-04387-JST	California Northern District Court
Tamara D. Migliozi v. KENNETH W. MATTSON, an individual;TIMOTHY LeFEVER, an individual; LeFEVER MATTSON, INC., a California corporation; DIVI DIVI TREE, L.P., a California limited partnership; KS MATTSON PARTNERS, LP, a California limited partnership; K S MATTSON PARTNERS, LLC, a California limited liability company; LeFEVER MATTSON I, LLC, a California limited liability company; STACY MATTSON, an individual; SCOTT SMITH, an individual; and DOES 1 through 30, inclusive	24CV03663	Sonoma County Superior Court
Timothy LeFever, LeFever Mattson, Divi Divi Tree, LP., and Windscape Apartments, LLC v. Kenneth W. Mattson and KS Mattson Partners L.P	24CV03485	Sonoma County Superior Court
Tina M. Stott, as an individual and Trustee to the Tina M. Stott Family Trust dated 3/17/2017 v. Kenneth Mattson, KS Mattson Company LLC, KS Mattson Partners LP, et al.	24CV082453	Alameda County Superior Court

¹ LeFever Mattson, a California corporation, substituted into this action (in which judgment for \$1,833,663.18 was awarded in favor of the plaintiff) in or around May 2024. The Debtor reserves all rights regarding the propriety of that substitution and entitlement to any judgment.

KS Mattson Partners, LP
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Schedule A/B 74
Causes of Action Against Third Parties

2. The Debtor is also aware of the following litigations, which appear, based on information available on dockets to be concluded. The Debtor reserves all rights with respect to all claims, defenses, counterclaims, crossclaims or judgments in such litigations.

Case Name	Case No.	Venue
Charlene Hultman v. KENNETH W. MATTSON, an individual; KS MATTSON PARTNERS, LP, a limited partnership; LEFEVER MATTSON, INC., a corporation; DIVI DIVI TREE, LP, a limited partnership; and SPECIALTY PROPERTIES PARTNERS, LP, a limited partnership ²	4:24-cv-03381-JST	California Northern District Court
Cuneo vs Richard A. Cuneo Trustee Of The Richard A. & Mary Ann Sebastiani Cuneo Trust	SCV-263238	Sonoma County Superior Court
Howard Balsdon v. Timothy Lefever, Kenneth Mattson, Lefever Mattson, et al.	34-2010-00077336-CU-FR-GDS	Sacramento County Superior Court
Johnson v. K S Mattson Partners, LP et al	2:13-cv-01543-JAM-KJN	California Eastern District Court
K S MATTSON PARTNERS VS. CARGILL, C	627379	Stanislaus County Superior Court
K.S. MATTSON PARTNERS VS YEPEZ, HERMELINDA	683328	Stanislaus County Superior Court
KS MATTSON PARTNERS LP VS BOYETT, ROY LEE	624865	Stanislaus County Superior Court
KS MATTSON PARTNERS LP VS. ARIAS, ROSA	682214	Stanislaus County Superior Court
KS MATTSON PARTNERS LP VS. MENDEZ, RAFAEL	2006719	Stanislaus County Superior Court
KS MATTSON PARTNERS VS BLEDSOE, MELVIN	663216	Stanislaus County Superior Court
KS MATTSON PARTNERS VS GARCIA, JEUSE	2029675	Stanislaus County Superior Court
KS MATTSON PARTNERS VS HERNANDEZ, VICTOR	2006856	Stanislaus County Superior Court
KS MATTSON PARTNERS VS. BLEDSOE, MELVIN	658756	Stanislaus County Superior Court
KS MATTSON PARTNERS VS. ESQUEDA, HAROLD	663515	Stanislaus County Superior Court
William C. Ross v. Kenneth W. Mattson, aka Kenneth Mattson, aka Ken W. Mattson, aka Ken Mattson, KS Mattson Company LLC, KS Mattson Partners, LP, et al.	34-2015-00177045-CU-OR-GDS	Sacramento County Superior Court
Zarco vs. KS Mattson Partners LP	SCV-264778	Sonoma County Superior Court

² The plaintiff's federal claims were dismissed with prejudice in October 2024 and her state law claims were dismissed without prejudice.

KS Mattson Partners, LP Case No. 24-10715

Schedule A/B 75

Other Contingent and Unliquidated Claims and Causes of Action

1. Any causes of action or potential causes of action against third parties, including, without limitation, avoidance actions arising under chapter 5 of the Bankruptcy Code and actions under other relevant non-bankruptcy laws to recover assets.
2. Any claims and causes of action against Kenneth Mattson, Stacy Mattson, KS Mattson Company, LLC, or others acting on their behalf, including, without limitation, for fraud, breach of fiduciary duty, accounting, breach of contract, avoidance actions.
3. Any claims against Deutsche Bank Trust Company Americas as Trustee c/o Nationstar Mortgage LLC d/b/a Mr. Cooper, Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-Q01, America West Lender Services, LLC, any title company involved and persons unknown for, among other things, violation of the automatic stay under section 362(a) of the Bankruptcy Code and avoidance under chapter 5 of the Bankruptcy Code with respect foreclosure action against 3557 Golf View Terrance, Santa Rosa, CA 95405.
4. Any claims filed by KS Mattson Partners, LP in the chapter 11 cases of LeFever Mattson, a California Corporation, et al., Lead Case No. 24-10545 or any other claims for amounts owing by a debtor in the LeFever Mattson chapter 11 cases to the Debtor.
5. Any claims or causes of action against banks, other lenders and other third parties arising out of transactions with, or involving, KS Mattson Partners, LP, Kenneth Mattson or affiliated entities.

KS Mattson Partners, LP
Case No. 24-10715
Schedule D
Creditors Who Have Claims Secured by Property

Line	Creditor's Name	Address 1	Address 2	City	State	Multiple creditors (Y/N)	If multiple creditors, specify each creditor, including this creditor, and its relative priority (1).	Describe debtor's property that is subject to a lien	Describe the lien	Insider /related party (Y/N)	Codebtor (Y/N)	C	U	D	Amount of claim Do not deduct the value of collateral.	Value of collateral supports of that claim
2.1	Bank of America NA	c/o Tiffany & Bosco	1455 Frazee Road, Suite 820	San Diego	CA		Lien Holder #2	531, 533 Camino Del Mar, Del Mar, CA 92014	Deed of Trust	N	N		X	X	\$200,000	\$2,400,000
2.2	Bank of New York, Trustee, on behalf the Alternative Loan Trust 2007	3217 S. Decker Lake Drive		Salt Lake City	UT		Lien Holder #1	531, 533 Camino Del Mar, Del Mar, CA 92014	Deed of Trust	N	N		X	X	\$1,400,000	See line 2.1
2.3	Citadel Environmental Services, Inc.	1725 Victory Boulevard		Glendale	CA		Lien Holder #2	47.49 Natoma Street, Folsom, CA	Mechanics Lien	N	N		X	X	\$52,453	\$116,813
2.4	Dept of Child Support Services	PO Box 6534		Sacramento	CA		Lien Holder #2	450 1st Street East, A,B,K, Sonoma, CA	Child Support Order	N	N		X	X	\$172,788	\$0
2.5	Deutsche Bank Trust Company, Trustee for Residential Accredited Loans	c/o Nationstar Mortgage	8950 Cypress Waters Blvd	Coppell	TX			454 15th Street, Del Mar, CA 92014	Deed of Trust	N	N		X	X	\$1,920,000	\$4,410,000
2.6	Employment Development Department	PO Box 826218		Santa Rosa	CA		Lien Holder #3	450 1st Street East, A,B,K, Sonoma, CA	EDD Judgement	N	N		X	X	\$714	\$188,100
2.7	Flagstar Bank	5151 Corporate Drive	E-203-1	Troy	MI		Lien Holder #1	1549 E Napa St, Sonoma, CA 95476	Deed of Trust	N	N		X	X	\$409,000	\$2,250,000
2.8	Hampton Mortgage Group Inc.	15347 Maturin Dr #111		San Diego	CA		Lien Holder #3	1834-1836 Ocean Front, Del Mar, CA 92014	Deed of Trust	N	N		X	X	\$320,000	\$12,510,000
2.9	JPMorgan Chase Bank, National Association	C/O National Home Equity	PO Box 11606	Lexington	KY		Lien Holder #1	1834-1836 Ocean Front, Del Mar, CA 92014	Deed of Trust	N	N		X	X	\$6,000,000	See line 2.8
2.10	LAFM Loan Owners, LLC	2625 Alcatraz Avenue #513		Berkeley	CA		Lien Holder #3	531, 533 Camino Del Mar, Del Mar, CA 92014	Deed of Trust	Y	N		X	X	\$6,000,000	See line 2.1
2.11	MERS, Nominee for BOFI Federal Bank	4350 La Jolla Village Drive, 140		San Diego	CA		Lien Holder #2	1834-1836 Ocean Front, Del Mar, CA 92014	Deed of Trust	N	N		X	X	\$5,600,000	See line 2.8
2.12	ReProp Financial Mortgage Investors, LLC	Law Offices of Mark J. Romeo,	1970 Broadway, Suite 1270	Oakland	CA			405 London Way, Agua Caliente, CA 95476	Deed of Trust						\$2,325,000	\$4,050,000
2.13	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			22666 Broadway, Sonoma, CA 95746	Deed of Trust	N	N		X	X	\$1,575,000	\$756,000
2.14	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			450 1st Street East #J, Sonoma, CA 95476	Deed of Trust	N	N		X	X	\$1,925,000	\$302,400
2.15	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			450 1st Street East #C, Sonoma, CA 95476	Deed of Trust	N	N		X	X		
2.16	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			450 1st Street East, A,B,K, Sonoma, CA	Deed of Trust	N	N		X	X	\$1,928,999	See line 2.6
2.17	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			2377 Lovall Valley Road, Sonoma, CA 95476	Deed of Trust	N	N		X	X		
2.18	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			450 1st Street East #G, Sonoma, CA 95476	Deed of Trust	N	N		X	X	\$440,000	\$189,000
2.19	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			18285 Sonoma Highway, Boyes Hot Springs	Deed of Trust	N	N		X	X	\$1,981,000	\$2,500,000
2.20	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			18590 Hwy 12, Boyes Hot Springs, CA 95476	Deed of Trust	N	N		X	X	\$997,500	\$711,000
2.21	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			19357 Hwy 12, Sonoma, CA 94559	Deed of Trust	N	N		X	X	\$1,187,500	\$600,000
2.22	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			230 E Napa St, Sonoma, CA 95476	Deed of Trust	N	N		X	X	\$1,500,000	\$2,340,000
2.23	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			415 Pacific Ave., Piedmont, CA 94611	Deed of Trust	N	N		X	X	\$2,865,000	\$4,950,000
2.24	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			786 Broadway, Sonoma, CA 95476	Deed of Trust	N	N		X	X		
2.25	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			790 Broadway, Sonoma, CA 95476	Deed of Trust	N	N		X	X	\$3,565,000	
2.26	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			856 4th St E, Sonoma, CA 95476	Deed of Trust	N	N		X	X		\$1,225,000
2.27	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			1014 1st St W, Sonoma, CA 95476	Deed of Trust	N	N		X	X		\$1,260,000

KS Mattson Partners, LP
Case No. 24-10715
Schedule D
Creditors Who Have Claims Secured by Property

Line	Creditor's Name	Address 1	Address 2	City	State	Multiple creditors (Y/N)	If multiple creditors, specify each creditor, including this creditor, and its relative priority (1).	Describe debtor's property that is subject to a lien	Describe the lien	Insider /related party (Y/N)	Codebtor (Y/N)	C	U	D	Amount of claim Do not deduct the value of collateral.	Value of collateral supports of that claim
2.28	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			414 W Napa St, Sonoma, CA 95476	Deed of Trust	N	N		X	X	\$1,395,000	\$349,307
2.29	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			24321 Arnold Drive, Sonoma, CA 95476	Deed of Trust	N	N		X	X		
2.30	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			24265 Arnold Drive, Sonoma, CA 95476	Deed of Trust	N	N		X	X	\$2,942,500	
2.31	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			1549 E Napa St, Sonoma, CA 95476	Deed of Trust	N	N		X	X		See line 2.7
2.32	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			8340/8350 Auburn Blvd. Citrus Heights	Deed of Trust	N	N		X	X	\$4,700,000	\$62,405
2.33	Socotra Capital Inc.	2208 29th Street, Suite 100		Sacramento	CA			3003 Castle Rd, Sonoma, CA 95476	Deed of Trust	N	N		X	X		\$6,165,000
2.34	LAFC Loan Owners, LLC	2625 Alcatraz Avenue #513		Berkeley	CA			969 Rachael Rd, Sonoma, CA 95476	Deed of Trust	N	N		X	X	\$4,200,000	\$5,850,000
2.35	Trustee of the John and Mary Metallinos Living Trust	c/o Michael C Fallon	100 E St Ste. 219	Santa Rosa	CA		Lien Holder #1	22 Boyes Blvd, Boyes Hot Springs, CA 95476	Deed of Trust	N	N		X	X	\$2,500,000	\$2,025,000
2.36	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder #2	18590 Hwy 12, Boyes Hot Springs, CA 95476	Tax	N	N		X	X	\$30,506.94	See line 2.20
2.37	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder #2	19357 Hwy 12, Sonoma, CA 94559	Tax	N	N		X	X	\$11,665.34	See line 2.21
2.38	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder #2	22 Boyes Blvd, Boyes Hot Springs, CA 95476	Tax	N	N		X	X	\$98,828.85	See line 2.35
2.39	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA			2500 Castle Rd, Sonoma, CA 95476	Tax	N	N		X	X	\$37,166.16	\$2,250,000
2.40	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA			3200 Castle Rd, Sonoma, CA 95476	Tax	N	N		X	X	\$81,374.99	\$3,150,000
2.41	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA			443 Casabonne Lane, Sonoma, CA	Tax	N	N		X	X	\$11,980.70	\$437,400
2.42	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder #2	450 1st Street East #G, Sonoma, CA 95476	Tax	N	N		X	X	\$8,858.07	See line 2.18
2.43	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder #1	969 Rachael Rd, Sonoma, CA 95476	Tax	N	N		X	X	\$176,744.10	See line 2.34
2.44	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA			18010 Hwy 12, Boyes Hot Springs	Tax	N	N		X	X	\$47,171.33	\$412,500
2.45	Sonoma Ranch Homeowners Association	Allied Trustee Services	1601 Response Road, Suite 390	Sacramento	CA		Lien Holder #4	969 Rachael Rd, Sonoma, CA 95476	Association Dues	N	N		X	X	\$58,741	See line 2.34
2.46	The Mercato Association	c/o Allied Trustee Services	1601 Response Road #390	Sacramento	CA		Lien Holder #2	450 1st Street East #J, Sonoma, CA 95476	HOA Dues	N	N		X	X	\$9,787	See line 2.14
2.47	The Mercato Association	c/o Allied Trustee Services	1601 Response Road #390	Sacramento	CA		Lien Holder #2	450 1st Street East #G, Sonoma, CA 95476	HOA Dues	N	N		X	X	\$0	See line 2.18
2.48	The Mercato Association	c/o Allied Trustee Services	1601 Response Road #390	Sacramento	CA		Lien Holder #2	450 1st Street East, A,B,K, Sonoma, CA	HOA Dues	N	N		X	X	\$15,962	See line 2.4
2.49	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	3003 Castle Rd, Sonoma, CA 95476	Tax	N	N		X	X	\$176,376.74	See line 2.33
2.50	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	18285 Sonoma Highway, Boyes Hot Springs	Tax	N	N		X	X	\$158,848.52	See line 2.19
2.51	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	405 London Way, Agua Caliente, CA 95476	Tax	N	N		X	X	\$98,365.10	See line 2.12
2.52	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	414 W Napa St, Sonoma, CA 95476	Tax	N	N		X	X	\$38,002.36	See line 2.28
2.53	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	1014 1st St W, Sonoma, CA 95476	Tax	N	N		X	X	\$54,285.15	See line 2.27
2.54	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	1549 E Napa St, Sonoma, CA 95476	Tax	N	N		X	X	\$51,611.11	See line 2.7
2.55	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	450 1st Street East, A,B,K, Sonoma, CA	Tax	N	N		X	X	\$46,213.66	See line 2.4
2.56	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	230 E Napa St, Sonoma, CA 95476	Tax	N	N		X	X	\$36,779.16	See line 2.22
2.57	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	450 1st Street East #J, Sonoma, CA 95476	Tax	N	N		X	X	\$35,176.14	See line 2.14
2.58	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	856 4th St E, Sonoma, CA 95476	Tax	N	N		X	X	\$18,574.75	See line 2.26

KS Mattson Partners, LP
Case No. 24-10715
Schedule D
Creditors Who Have Claims Secured by Property

Line	Creditor's Name	Address 1	Address 2	City	State	Multiple creditors (Y/N)	If multiple creditors, specify each creditor, including this creditor, and its relative priority (1).	Describe debtor's property that is subject to a lien	Describe the lien	Insider /related party (Y/N)	Codebtor (Y/N)	C	U	D	Amount of claim Do not deduct the value of collateral.	Value of collateral supports this claim
2.59	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	22666 Broadway, Sonoma, CA 95746	Tax	N	N		X	X	\$11,190.88	See line 2.13
2.60	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	23105 Millenick Road, Sonoma, CA 95476	Tax	N	N		X	X	\$17,597.62	\$365,000
2.61	Solano County Tax Collector	500 Texas Street		Fairfield	CA		Lien Holder	5202 Gateway Plaza Dr, Benicia, CA 94510	Tax	N	N		X	X	\$10,248.56	\$434,160
2.62	Solano County Tax Collector	500 Texas Street		Fairfield	CA		Lien Holder	5234 Gateway Plaza Dr, Benicia, CA 94510	Tax	N	N		X	X	\$9,425.56	\$756,000
2.63	Jackson County Tax Collector	First Floor Annex, 10 S Oakdale Ave		Medford	OR		Lien Holder	4334 Clayton Rd, Ashland, OR 97520	Tax	N	N		X	X	\$15,331.90	\$180,000
2.64	Alameda County Tax Collector	1221 Oak St #131		Oakland	CA		Lien Holder	415 Pacific Ave., Piedmont, CA 94611	Tax	N	N		X	X	\$74,437.16	See line 2.23
2.65	Alameda County Tax Collector	1221 Oak St #131		Oakland	CA		Lien Holder	62 Farragut Ave. #B, Piedmont, CA 94610	Tax	N	N		X	X	\$29,993.30	\$1,335,000
2.66	San Diego County Tax Collector	1600 Pacific Hwy		San Diego	CA		Lien Holder	1834-1836 Ocean Front, Del Mar, CA 92014	Tax	N	N		X	X	\$62,475.40	See line 2.8
2.67	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	18010 Hwy 12, Boyes Hot Springs, CA 95476	Other	N	N		X	X	\$5,500.00	See line 2.44
2.68	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	18275 Hwy 12, Sonoma Hwy, CA 95476 18285 Sonoma Highway, Boyes Hot Springs Arroyo Rd, Boyes Hot Springs 320 Arroyo Rd, Boyes Hot Springs	Other	N	N		X	X	\$850.66	See line 2.19
2.69	Sacramento County Tax Collector	700 H St #1710		Sacramento	CA		Lien Holder	8340/8350 Auburn Blvd. Citrus Heights	Other	N	N		X	X	\$3,507.00	See line 2.32
2.70	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	2500 Castle Rd, Sonoma, CA 95476	Other	N	N		X	X	\$5,500.00	See line 2.29
2.71	Deutsche Bank Trust Company, Trustee for Residential Accredited Loans	c/o Nationstar Mortgage	8950 Cypress Waters Blvd	Coppell	TX		Lien Holder	3557 Golf View Ter, Santa Rosa, CA 95405	Deed of Trust	N	N		X	X	\$1,200,000	\$1,800,000
2.72	Sonoma County Tax Collector	585 Fiscal Drive, Suite 100		Santa Rosa	CA		Lien Holder	3557 Golf View Ter, Santa Rosa, CA 95405	Tax	N	N		X	X	Unknown	See line 2.71

Note 1: Numerical value represents order in which the claims appear on title and may not reflect priority of claims.

Note 2: The Debtor's interest in this property is unclear and all rights are reserved.

Note 3: The Debtor reserves all rights with respect to 452C 1st Street East, Sonoma, CA 95476. It is unclear whether the Debtor holds any remaining interest in this property as public records indicate that Kenneth Mattson caused the Debtor to dispose of greater than 100% of TIC interests in this property.

Note 4: The Debtor additionally asserts up to a 100% interest in 236 King Avenue, Piedmont, CA. The Debtor understands that Thomas and Beverly Franza deeded this property to the Debtor, but the deed was unrecorded. Plaintiff Tina Stott has alleged in Stott v. Kenneth Mattson, KS Mattson Company, LLC, KS Mattson Partners, LP, Thomas and Beverly Franza and Select Portfolio Services, Case No. 24CV082453 (Alameda County Superior Court) that she is party to an agreement with the Debtor entitling her to 25% of the property equity.

KS Mattson Partners, LP
Case No. 24-10715
Schedule G
Executory Contracts and Unexpired Leases

Line	Name of other parties with whom the debtor has an executory contract or unexpired lease	Address 1	Address 2	City	State	Zip	State what the contract or lease is for and the nature of the debtor's interest	State the term remaining, in days	List the contract number of any government contract
2.1	BEVERLY ANA JONES	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.2	CARLOS OROZCO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.3	CHINA ROBERSON	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.4	DANNY VALENCIA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.5	DARICE DECKER	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.6	JANE ZIMMERMAN	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.7	JIM WALKER	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.8	JOSE MANUEL	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.9	JOSE MARTINEZ	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.10	LUCIO GARGIA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.11	MARC & SUSAN PIPER	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.12	MARC LAIR	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.13	MARK NIELSEN	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.14	MAYTE HERNANDEZ AND LUIS PELAYO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.15	PERRY POWNALL	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.16	PHILLIP HOANG, POSTMASTER	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.17	RAJESWORI SHRESTHA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.18	RICARDO MONDRAGON	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.19	SANTOS CASTRO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.20	SARA LOPEZ	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.21	SCOTT NICHOLS	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.22	SHERRI PERKOVICH	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.23	STATE FARM	PO BOX 52265		PHOENIX	AZ	85072	PROPERTY INSURANCE, POLICYHOLDER	MONTH-TO-MONTH	
2.24	URIEL GONZALES	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.25	W VAUGHAN, BASS MEDICAL	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.26	WILLIAM AND LINDA RICE	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.27	ARIANA VIERYA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.28	YOLANDA RODRIGUEZ	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.29	JACKIE STROMBERG	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.30	EMMANUEL PEREZ	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.31	LUCIO GUERRA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.32	AIR BNB	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	SHORT TERM RENTAL	
2.33	A SPA MASSAGE	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.34	RICKY PAGE	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.35	RACHEL LILES	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.36	LIBERTY MUTUAL	3009 DOUGLAS BLVD	STE 300	ROSEVILLE	CA	95661	PROPERTY INSURANCE, POLICYHOLDER		
2.37	OVERBY-SEAWELL COMPANY	P.O. BOX 100006		KENNESAW	GA	30156	PROPERTY INSURANCE, POLICYHOLDER		
2.38	NATIONWIDE	1 WEST NATIONWIDE BLVD		COLUMBUS	OH	43215	PROPERTY INSURANCE, POLICYHOLDER		
2.39	SHARITA PELAYO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.40	LUIS PELAYO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.41	LOU & SONJA ZANT	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.42	EQUITABLE GROUP, INC.	ADDRESS ON FILE					PURCHASE AGREEMENT 454 15TH STREET DEL MAR, CA 92014		

KS Mattson Partners, LP Case No. 24-10715
Schedule E/F Part 1
Creditors Who Have PRIORITY Unsecured Claims

Line	Priority Creditor's Name	Address 1	Add 2	City	State	Zip	Specify Code subsection: 11 § U.S.C. 507(a)()	Basis for claim	Subject to offset (Y/N)	C	U	D	Total claim	Priority amount
2.1	AUDITOR-CONTROLLER'S AGENCY ALMEDA COUNTY	1221 OAK STREET, ROOM 249		OAKLAND	CA	94612	8	PROPERTY TAX			X	X	\$160,020.98	\$160,020.98
2.2	DAVID WENZEL	ADDRESS ON FILE					3	LANDSCAPING/ GARDENING			X		Unknown	Unknown
2.3	DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE			OGDEN	UT	84201	8	FEDERAL TAX		X	X	X	Unknown	Unknown
2.4	FRANCHISE TAX BOARD	PO BOX 942840		SACRAMENTO	CA	94240	8	STATE TAX				X	\$18,512.41	2,505.42
2.5	MARSHA COPELAND	ADDRESS ON FILE					3	PROPERTY MANAGEMENT			X		Unknown	Unknown
2.6	SAN DIEGO COUNTY TREASURER- TAX COLLECTOR	1600 PACIFIC HWY, ROOM 162		SAN DIEGO	CA	92101	8	PROPERTY TAX			X	X	\$62,475.40	\$62,475.40
2.7	SONOMA COUNTY TAX COLLECTOR	585 FISCAL DRIVE, SUITE 100		SANTA ROSA	CA	95403	8	PROPERTY TAX			X	X	\$125,598.68	\$125,598.68
2.8	STAPLETON GROUP	515 SOUTH FLOWER ST, 18TH FLOOR,		LOS ANGELES	CA	90071	8	PROFESSIONAL FEES					\$226,172.00	\$226,172.00
2.9	TAX COLLECTOR SOLANO COUNTY	675 TEXAS ST, STE 1900		FAIRFIELD	CA	94533	8	PROPERTY TAX		X	X	X	Unknown	Unknown

KS Mattson Partners, LP

Case No. 24-10715

Schedule E/F Part 2

Creditors Who Have NON-PRIORITY Unsecured Claims

Line	Nonpriority Creditor's Name	Address 1	Address 2	City	State	Zip	Basis for claim	Subject to offset (Y/N)	C	U	D	Amount of claim
3.1	ANDREW VIESCA	ADDRESS ON FILE					BREACH OF CONTRACT			X	X	\$10,000.00
3.2	ARIANA VIERYA	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.3	BASS MEDICAL, ATTN W VAUGHAN	414 W NAPA ST #A		SONOMA	CA	94559	SECURITY DEPOSIT		X	X	X	UNKNOWN
3.4	BEVERLEY ANN JONES	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.5	BRAD DRIVER, BY AND THROUGH THE PERSONAL REPRESENTATIVE AND ADMINISTRATOR OF HIS ESTATE, MARIAH DRIVER V. KS MATTSON COMPANY LLC, KS MATISON PARTNERS LP, TIMOTHY D. THOMAS, ET AL., CASE NO. 24CV06439	GOMEZ LAW GROUP PC 2725 JEFFERSON ST STE 3		CARLSBAD	CA	92008	LITIGATION		X	X	X	UNKNOWN
3.6	BRAD DRIVER, BY AND THROUGH THE PERSONAL REPRESENTATIVE AND ADMINISTRATOR OF HIS ESTATE, MARIAH DRIVER V. KS MATTSON COMPANY LLC, KS MATISON PARTNERS LP, TIMOTHY D. THOMAS, ET AL., CASE NO. 24CV021784	GOMEZ LAW GROUP PC 2725 JEFFERSON ST STE 3		CARLSBAD	CA	92008	LITIGATION		X	X	X	UNKNOWN
3.7	CARLOS GUILLERMO AND OLAYA OROZCO	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.8	CENTRAL VALLEY REGIONAL WATER CONTROL BOARD	11020 SUN CENTER DRIVE, #200.		Rancho Cordova	CA	9567	ENVIRONMENTAL		X	X	X	UNKNOWN
3.9	CHARLENE HULTMAN	C/O SCOTT RABER RIMON, P.C. 800 OAK GROVE AVENUE SUITE 250		MENLO PARK	CA	94025	LITIGATION		X	X	X	UNKNOWN
3.10	CHINA ROBERSON	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.11	CITRUS HEIGHTS - WATER	6230 SYLVAN RD		CITRUS HEIGHTS		95610	UTILITIES			X	X	\$650.00
3.12	CITY OF DEL MAR - WATER	1050 CAMINO DEL MAR		DEL MAR	CA	92014	UTILITIES			X	X	\$4,750.06
3.13	CITY OF SONOMA - WATER	NO 1 THE PLAZA		SONOMA	CA	95476	UTILITIES			X	X	\$1,265.31
3.14	DANNY VALENCIA	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.15	DARICE DECKER	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.16	DAVID WENZEL	19343 HWY 12		SONOMA	CA	95476	TRADE			X	X	\$775.00
3.17	EDCO	224 S. LAS POSAS ROAD		SAN MARCOS	CA	94278	TRADE			X	X	\$541.28
3.18	FENNEMORE WENDEL	1111 BROADWAY 24 TH FLOOR		OAKLAND	CA	94607	PROFESSIONAL FEES			X		\$743,062.08
3.19	FIDELITY NATIONAL TITLE INSURANCE COMPANY	299 OAK RD., STE. 500		WALNUT CREEK	CA	94597	BREACH OF WARRANTY CLAIM			X	X	\$295,336.43
3.20	JANE ZIMMERMAN	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.21	Y. TITO SASAKI AND JANET L. SASAKI TRUST	C/OBENJAMIN R. LEVINSON LEVINSON LAW APC, 4100 MOORPARK AVENUE, SUITE 233		SAN JOSE	CA	95117	LOAN			X	X	2,200,000
3.22	Y. TITO SASAKI AND JANET L. SASAKI TRUST	C/OBENJAMIN R. LEVINSON LEVINSON		SAN JOSE	CA	95117	LOAN			X	X	1,500,000
3.23	JEREMY BUSSEY	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN

KS Mattson Partners, LP

Case No. 24-10715

Schedule E/F Part 2

Creditors Who Have NON-PRIORITY Unsecured Claims

Line	Nonpriority Creditor's Name	Address 1	Address 2	City	State	Zip	Basis for claim	Subject to offset (Y/N)	C	U	D	Amount of claim
3.24	JIM WALKER	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.25	JOAN MURIEL PACHECO	ADDRESS ON FILE					Note 1		X	X	X	\$386,000.00
3.26	JOHN JEFFERS TRUST	ADDRESS ON FILE					Note 1		X	X	X	\$414,475.00
3.27	JOSE MANUEL	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.28	JOSE MARTINEZ	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.29	KENNETH GEORGE DOW, AKA KEN DOW TRUST	ADDRESS ON FILE					Note 1		X	X	X	\$530,467.00
3.30	LEFEVER MATTSON	KELLER BENVENUTTI KIM	101 MONTGOMERY ST	SAN FRANCISCO	CA	94104	INDEMNIFICATION			X	X	\$420,146.23
3.31	LUCIO GARGIA	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.32	MARC AND SUSAN PIPER	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.33	MARC LAIR	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.34	MARK D AND JACQUE L WINGER	ADDRESS ON FILE					NOTE 1		X	X	X	\$232,684.00
3.35	MARK D AND JACQUE L WINGER	ADDRESS ON FILE					NOTE 1		X	X	X	\$500,000.00
3.36	MARK NIELSEN	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.37	MARK NIELSEN V. KENNETH MATTSON, KS MATTSON COMPANY LLC, KS MATTSON PARTNERS LP, ET AL., CASE NO 24CV082282	CHRISTOPHER W. GRIBBLE GRIBBLE LEGAL COUNSEL, PO BOX 9277		BERKELEY,	CA	94709	LITIGATION		X	X	X	UNKNOWN
3.38	MARY LOU MARTIN	ADDRESS ON FILE					NOTE 1		X	X	X	\$50,000.00
3.39	MAYTE HERNANDEZ AND LUIS PELAYO	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.40	MCPHAIL FUEL COMPANY	PO BOX 960		COTATI	CA	94931	TRADE			X	X	\$81.54
3.41	PACIFIC GAS AND ELECTRIC	PO BOX 997300		SACRAMENTO	CA	95899	UTILITIES			X	X	\$29,590.52
3.42	PAULINE LOUISE DOW, AKA PAULINE DOW, TRUST	ADDRESS ON FILE					NOTE 1		X	X	X	\$530,447.00
3.43	PERRY POWNALL	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.44	PHILLIP HOANG - POSTMASTER	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.45	PLAINTIFFS IN CLARIDGET ET. AL. LITIGATION, CASE NO. 4:24-CV-04093-JST	C/O RICHARD M. HEIMANN LIEFF CABRASER HEIMANN & BERNSTEIN, LLP 275 BATTERY STREET, 29TH FLOOR		SAN FRANCISCO,	CA	94111	LITIGATION		X	X	X	UNKNOWN
3.46	PLAINTIFFS IN LEFEVER V. MATTSON, ET AL. LITIGATION, CASE NO. 24CV03485	C/O FREDERICK C. CROMBIE COBLENTZ PATCH DUFFY & BASS LLP 1 MONTGOMERY ST, SUITE 3000		SAN FRANCISCO,	CA	94104	LITIGATION		X	X	X	UNKNOWN

KS Mattson Partners, LP

Case No. 24-10715

Schedule E/F Part 2

Creditors Who Have NON-PRIORITY Unsecured Claims

Line	Nonpriority Creditor's Name	Address 1	Address 2	City	State	Zip	Basis for claim	Subject to offset (Y/N)	C	U	D	Amount of claim
3.45	PLAINTIFFS IN CLARIDGET ET. AL. LITIGATION, CASE NO. 4:24-CV-04093-JST	C/O RICHARD M. HEIMANN LIEFF CABRASER HEIMANN & BERNSTEIN, LLP 275 BATTERY STREET, 29TH FLOOR		SAN FRANCISCO,	CA	94111	LITIGATION		X	X	X	UNKNOWN
3.46	PLAINTIFFS IN LEFEVER V. MATTSON, ET AL. LITIGATION, CASE NO. 24CV03485	C/O FREDERICK C. CROMBIE COBLENTZ PATCH DUFFY & BASS LLP 1 MONTGOMERY ST, SUITE 3000		SAN FRANCISCO,	CA	94104	LITIGATION		X	X	X	UNKNOWN
3.47	PLAINTIFFS IN TUBLEY ET AL. LITIGATION, CASE NO 24CV04329	C/O RICHARD J. IDELL, ESQ. DICKENSON, PEATMAN & FOGARTY, P.C. 1500 FIRST STREET, SUITE 200		NAPA	CA	94559	LITIGATION		X	X	X	UNKNOWN
3.48	PLAINTIFFS IN WONDRA ET AL LITIGATION, CASE NO. 4CV011902	C/O LAURA E. FERRET, ESQ. BPE LAW GROUP, P.C. 2339 GOLD MEADOW WAY		GOLD RIVER	CA	95670	LITIGATION		X	X	X	UNKNOWN
3.49	RAJESWOR SHRESTHA	18285 HWY 12 BOYES FOOD CENTER					BREACH OF LEASE CLAIM			X	X	\$125,000.00
3.50	RECOLOGY	PO BOX 841889		LOS ANGELES	CA	90084	TRADE			X	X	\$9,417.38
3.51	SANTOS CASTRO	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.52	SARA LOPEZ	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.53	SCOTT NICHOLS	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.54	SECURITIES & EXCHANGE COMMISSION, SEC V. MATTSON, ET AL., CASE NO. 4:25-cv-04387-JST	ATTN: JASON H. LEE, DAVID ZHOU, NATASHA BRONN SCHRIER, DUNCAN C. SIMSON LAGOY 44 MONTGOMERY STREET, SUITE 700		SAN FRANCISCO	CA	94104	LITIGATION		X	X	X	UNKNOWN
3.55	SHERRI PERLOVICH	ADDRESS ON FILE					SECURITY DEPOSIT		X	X	X	UNKNOWN
3.56	SOCOTRA CAPITAL INC.	ATTN: THEODORE COHEN, SHEPPARD MULLIN, RICHTER & HAMPTON 350 SOUTH GRAND AVE, 50TH FLOOR		LOS ANGELES	CA	90071	DEEDS OF TRUST		X	X	X	\$66,655,971.00
3.57	SONOMA GARBAGE COLLECTORS	1180 FREMONT DRIVE		SONOMA	CA	95476	TRADE			X	X	\$1,933.18
3.58	STATE FARM	PO BOX 52265		PHOENIX	AZ	85072	INSURANCE			X	X	\$20,962.90

KS Mattson Partners, LP
Case No. 24-10715
Schedule E/F Part 3
Other Parties Receiving Notice

Notice is being given to investors that filed a claim *In re LeFever Mattson, a California corporation, et al., Lead Case No. 24-10545 (Bankr. N.D. Cal.)*, but the creditor did not indicate that it had a claim against KSMP

Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.1	2002 Robby A. Dalton & Dana D. Dalton Revocable Trust Dated February 8, 2002	ADDRESS ON FILE				
4.2	2005 Jeffrey B. Murphy & Michelle L Murphy Revoc. Trust	ADDRESS ON FILE				
4.3	2008 Palmieri Family Trust Trustees James & Deborah Palmieri	ADDRESS ON FILE				
4.4	Adriana Hahn	ADDRESS ON FILE				
4.5	Adrienne Hannah Bailey	ADDRESS ON FILE				
4.6	Alan Hubbard-IRA	ADDRESS ON FILE				
4.7	Alan or Lekili Hubbard	ADDRESS ON FILE				
4.8	Alexander Suhonos Trust	ADDRESS ON FILE				
4.9	Alfred Vieira and Claudia Vieira Revocable Living Trust	ADDRESS ON FILE				
4.10	Alice Thomas	ADDRESS ON FILE				
4.11	Alice Thomas Provident IRA	ADDRESS ON FILE				
4.12	Alison and Joe Pimentel III	ADDRESS ON FILE				
4.13	Amy Hayashi-Jones and Michael Wayne Jones	ADDRESS ON FILE				
4.14	Amy W. Olson	ADDRESS ON FILE				
4.15	Aneeta Taneja	ADDRESS ON FILE				
4.16	Anthony J. Wold	ADDRESS ON FILE				
4.17	Arnold T. Yee and Ruane Y. Hayashi-Yee	ADDRESS ON FILE				
4.18	Arnold Yee and Ruane Hayashi-Yee Trust	ADDRESS ON FILE				
4.19	Audrey E. McCoy IRA Madison Trust	ADDRESS ON FILE				
4.20	Barb Franzen IRA	ADDRESS ON FILE				
4.21	Barbara Kastner	ADDRESS ON FILE				
4.22	Barela Living Trust dated 7/7/99	ADDRESS ON FILE				
4.23	Baumgartner Family Trust IRA	ADDRESS ON FILE				

KS Mattson Partners, LP
Case No. 24-10715
Schedule E/F Part 3
Other Parties Receiving Notice

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.24	Bent Scott and Nikkie Marie Holmlund	ADDRESS ON FILE				
4.25	Bernadette D. Martinez IRA	ADDRESS ON FILE				
4.26	Bernadette Martinez IRA	ADDRESS ON FILE				
4.27	Bobetsky Family Trust	ADDRESS ON FILE				
4.28	Brandee Cain	ADDRESS ON FILE				
4.29	Brandvein Revocable Family Trust	ADDRESS ON FILE				
4.30	Brenda Comfort	ADDRESS ON FILE				
4.31	Brian & Valerie Peterson	ADDRESS ON FILE				
4.32	Brian Douglas Guinn	ADDRESS ON FILE				
4.33	Brian Matangelo	ADDRESS ON FILE				
4.34	Briggs Family Trust	ADDRESS ON FILE				
4.35	Brooke Sample Separate	ADDRESS ON FILE				
4.36	Bryan & Kim Mihelich	ADDRESS ON FILE				
4.37	Bryan L. and Patricia M. Hayes 2004 Family Trust Dated June 11, 2004	ADDRESS ON FILE				
4.38	Bryan L. Hayes - IRA	ADDRESS ON FILE				
4.39	Bryan Wendell	ADDRESS ON FILE				
4.40	Butler Trust November 6, 1996	ADDRESS ON FILE				
4.41	C & C Edgar Trust	ADDRESS ON FILE				
4.42	Caldie Family Revocable 2022 Trust	ADDRESS ON FILE				
4.43	Calton Family Trust	ADDRESS ON FILE				
4.44	Calvin & Grace Gitsham TTEE	ADDRESS ON FILE				
4.45	Calvin Gitsham - IRA	ADDRESS ON FILE				
4.46	Carla J. Strickfaden IRA	ADDRESS ON FILE				
4.47	CAROLYN J GRASSI	ADDRESS ON FILE				

KS Mattson Partners, LP
Case No. 24-10715
Schedule E/F Part 3
Other Parties Receiving Notice

Notice is being given to investors that filed a claim *In re LeFever Mattson, a California corporation, et al., Lead Case No. 24-10545 (Bankr. N.D. Cal.)*, but the creditor did not indicate that it had a claim against KSMP

Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.48	Carolyn Lee Haslip	ADDRESS ON FILE				
4.49	Carolyn Lee Haslip Living Trust	ADDRESS ON FILE				
4.50	Carolynn Bondy - Villa - IRA	ADDRESS ON FILE				
4.51	Catherine Wool	ADDRESS ON FILE				
4.52	Cathleen Edgar - IRA	ADDRESS ON FILE				
4.53	Cathryn Kirkland - IRA	ADDRESS ON FILE				
4.54	Cedric Chao	ADDRESS ON FILE				
4.55	Charlee Eaves	ADDRESS ON FILE				
4.56	Charlene Hultman IRA	ADDRESS ON FILE				
4.57	Charles Edgar - IRA	ADDRESS ON FILE				
4.58	Charles Edgar Crane	ADDRESS ON FILE				
4.59	Charles H & Cathleen W Edgar	ADDRESS ON FILE				
4.60	Charles P Correia	ADDRESS ON FILE				
4.61	Charles Stott	ADDRESS ON FILE				
4.62	Cheryl Comfort	ADDRESS ON FILE				
4.63	Cheryl Reese IRA	ADDRESS ON FILE				
4.64	Cheryl Taylor	ADDRESS ON FILE				
4.65	Chinnasamy Saravanakumar and Brindhadevi Sengottaiyan	ADDRESS ON FILE				
4.66	Chris and Jill Donohue	ADDRESS ON FILE				
4.67	Chris and Jill Donohue-IRA	ADDRESS ON FILE				
4.68	Chris D. and Maria E. Bushey	ADDRESS ON FILE				
4.69	Christopher & Aimay Krive	ADDRESS ON FILE				
4.70	Christopher & Donna McCartney TTEE	ADDRESS ON FILE				
4.71	Christopher McCartneys - IRA Investment	ADDRESS ON FILE				

KS Mattson Partners, LP
Case No. 24-10715
Schedule E/F Part 3
Other Parties Receiving Notice

Notice is being given to investors that filed a claim *In re LeFever Mattson, a California corporation, et al., Lead Case No. 24-10545 (Bankr. N.D. Cal.)*, but the creditor did not indicate that it had a claim against KSMP

Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.72	Christopher William Koerner	ADDRESS ON FILE				
4.73	Christopher William Koerner IRA	ADDRESS ON FILE				
4.74	Cindy Green	ADDRESS ON FILE				
4.75	Coleen M Allen (IRA account w/ Provident)	ADDRESS ON FILE				
4.76	Coleen M Allen Living Trust dtd 8/11/2009 Part 1 of 2	ADDRESS ON FILE				
4.77	Coleen M Allen Living Trust dtd 8/11/2009 Part 2 of 2	ADDRESS ON FILE				
4.78	Colleen F Bicandi	ADDRESS ON FILE				
4.79	Constantine Suhonos	ADDRESS ON FILE				
4.80	Coughtry Trust	ADDRESS ON FILE				
4.81	Craig H. & Kathryn M. Davis Living Trust	ADDRESS ON FILE				
4.82	Cynthia Selby Dugan	ADDRESS ON FILE				
4.83	Dale Everett Pollock and Joanna Elizabeth Pollock Revocable Trust,	ADDRESS ON FILE				
4.84	Dale T Boutiette and Alla Gershberg, Trustees of the Dale T Boutiette	ADDRESS ON FILE				
4.85	Dallas Nielsen	ADDRESS ON FILE				
4.86	Dan Goff via Madison Trust Company, Custodian Inherited IRAFBO	ADDRESS ON FILE				
4.87	Dana D. Morgan (Dana D. Dalton)	ADDRESS ON FILE				
4.88	Dana L. Goff	ADDRESS ON FILE				
4.89	Dana L. Goff via Madison Trust Company, Custodian Inherited IRAFBO Dana Goff	ADDRESS ON FILE				
4.90	Dana Morgan (Dana D. Dalton)	ADDRESS ON FILE				
4.91	Daniel & Mary Goff Trustees	ADDRESS ON FILE				
4.92	Daniel and Maria Wallen, Indlly. and as Trustees of Wallen Fam. Trust	ADDRESS ON FILE				
4.93	Daniel Dowell	ADDRESS ON FILE				
4.94	Daniel Goff Traditional IRA	ADDRESS ON FILE				
4.95	Daniel Lee Williams IRA	ADDRESS ON FILE				

KS Mattson Partners, LP
Case No. 24-10715
Schedule E/F Part 3
Other Parties Receiving Notice

Notice is being given to investors that filed a claim *In re LeFever Mattson, a California corporation, et al., Lead Case No. 24-10545 (Bankr. N.D. Cal.)*, but the creditor did not indicate that it had a claim against KSMP

Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.96	Danielle Fellini	ADDRESS ON FILE				
4.97	Daren W. Dirkse	ADDRESS ON FILE				
4.98	David & Iris Murphy Revocable Trust dtd 11/2/95	ADDRESS ON FILE				
4.99	David Aaron Tannenbaum & Patricia Marie Hurley Living Trust dtd	ADDRESS ON FILE				
4.100	David and Irene Ciappara	ADDRESS ON FILE				
4.101	David and Nuala ODonnell Trust	ADDRESS ON FILE				
4.102	David J Grenier	ADDRESS ON FILE				
4.103	David J Specht, Trustee	ADDRESS ON FILE				
4.104	David J. Specht, Trustee	ADDRESS ON FILE				
4.105	David L Taylor	ADDRESS ON FILE				
4.106	David L. Taylor - IRA	ADDRESS ON FILE				
4.107	David ODonnell	ADDRESS ON FILE				
4.108	David P Fisher TTEE	ADDRESS ON FILE				
4.109	David Renaud - IRA	ADDRESS ON FILE				
4.110	David Specht - Inherited IRA	ADDRESS ON FILE				
4.111	DDS Trust Dated July 6, 2004	ADDRESS ON FILE				
4.112	Deb T. Palmieri IRA	ADDRESS ON FILE				
4.113	Debbie E Bicandi	ADDRESS ON FILE				
4.114	Deborah and Roy Wallock	ADDRESS ON FILE				
4.115	Deborah Bartlett Anderson	ADDRESS ON FILE				
4.116	Debra Ann Dellacort-Williams - IRA	ADDRESS ON FILE				
4.117	Debra Reynolds	ADDRESS ON FILE				
4.118	Denise Bertorelli	ADDRESS ON FILE				
4.119	Denise Gitsham	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.120	Dexter Quiggle	ADDRESS ON FILE				
4.121	Diana M. Canant - SEP-IRA	ADDRESS ON FILE				
4.122	Diane P. Rogstad	ADDRESS ON FILE				
4.123	Diann Van Nortwick Tilley Trust	ADDRESS ON FILE				
4.124	Dimitri Tretiakoff	ADDRESS ON FILE				
4.125	Dimitry Breus	ADDRESS ON FILE				
4.126	Dolores Irene Rhoads, Individually and as Trustee	ADDRESS ON FILE				
4.127	Dona Wessells	ADDRESS ON FILE				
4.128	Donald and Kimberlie Hicks	ADDRESS ON FILE				
4.129	Donald Crooker Living Trust	ADDRESS ON FILE				
4.130	Donald E. Wilcox	ADDRESS ON FILE				
4.131	Donald L. and Sierra S. Butler Family Trust, dtd 11/7/1997	ADDRESS ON FILE				
4.132	Dorothy Tavares	ADDRESS ON FILE				
4.133	Douglas A. and Linda B. Hill, Trustees of the Hill Family Trust	ADDRESS ON FILE				
4.134	DRS Trust Dated October 19, 2019	ADDRESS ON FILE				
4.135	Duane S Wright IRA	ADDRESS ON FILE				
4.136	Duane Wright & Bernadett Martinez TTEE	ADDRESS ON FILE				
4.137	Dylan Gover	ADDRESS ON FILE				
4.138	Eandi Family Properties, LLC	ADDRESS ON FILE				
4.139	Edyth Hayashi Mack IRA	ADDRESS ON FILE				
4.140	Ekaterina Alexandra (Koerner) Sowers	ADDRESS ON FILE				
4.141	Elaine Lockwood	ADDRESS ON FILE				
4.142	Elizabeth A. Granados	ADDRESS ON FILE				
4.143	Elizabeth Naomi Martinez - IRA	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.144	Elizabeth Williams	ADDRESS ON FILE				
4.145	Ellenann Hughes	ADDRESS ON FILE				
4.146	Elliot Family Revocable Trust	ADDRESS ON FILE				
4.147	Ellis Williams	ADDRESS ON FILE				
4.148	Eloisa Winser	ADDRESS ON FILE				
4.149	Eric Junginger	ADDRESS ON FILE				
4.150	Eric Junginger - IRA	ADDRESS ON FILE				
4.151	Erin Bouayad-Agha IRA	ADDRESS ON FILE				
4.152	Erin Hankins	ADDRESS ON FILE				
4.153	Erin Rei Hayashi-Carrillo - IRA	ADDRESS ON FILE				
4.154	Erin Rei Hayashi-Carrillo and Ismael Carrillo	ADDRESS ON FILE				
4.155	Ernest Adrian and Theresa Ann Martinez, as Trustees, Under the Martinez Family Trust, Dated November 19, 2019	ADDRESS ON FILE				
4.156	Esther M. Loux - IRA	ADDRESS ON FILE				
4.157	Esther M. Loux, Individual	ADDRESS ON FILE				
4.158	Esther Morris Loux, Trustee	ADDRESS ON FILE				
4.159	Evelyn C Beauchamp	ADDRESS ON FILE				
4.160	Evelyn Wright	ADDRESS ON FILE				
4.161	Everett Winser Separate Property Trust	ADDRESS ON FILE				
4.162	Ewers Family Trust 2005	ADDRESS ON FILE				
4.163	Fazale Rahman Rana and Amy Donna Pinnow Rana Family Living	ADDRESS ON FILE				
4.164	Fischer Family Trust	ADDRESS ON FILE				
4.165	Fisher Family Trust	ADDRESS ON FILE				
4.166	Florence F. Giacinto, Linda Marie Giacinto Jacobs	ADDRESS ON FILE				
4.167	Foster N. and Gail S Hines, TTEE Hines Family Trust	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.168	Fox Family Trust dated 5/24/2002	ADDRESS ON FILE				
4.169	Frances E. Simmons	ADDRESS ON FILE				
4.170	Frances O Brien TTEE Frances C. O Brien Trust	ADDRESS ON FILE				
4.171	Francine Leatherwood	ADDRESS ON FILE				
4.172	Frank & Mary Louise Rossi Living Trust Dated 10/26/92 Amended	ADDRESS ON FILE				
4.173	Frank Rossi - IRA	ADDRESS ON FILE				
4.174	Frank, Rosemarie Mihelich	ADDRESS ON FILE				
4.175	Fredrick Malech	ADDRESS ON FILE				
4.176	Gail Standiford, Trustee for Standiford Family Trust	ADDRESS ON FILE				
4.177	Gail Standiford, TTEE	ADDRESS ON FILE				
4.178	Garry L. & Tamera D. Bogardus	ADDRESS ON FILE				
4.179	Gary and Kimberly Hoel Family Trust	ADDRESS ON FILE				
4.180	Gary Fox - IRA	ADDRESS ON FILE				
4.181	Gary Persh	ADDRESS ON FILE				
4.182	Gary Scott Ewing / Annette Ewing	ADDRESS ON FILE				
4.183	Gayle Young	ADDRESS ON FILE				
4.184	Genasci Revocable Living Trust dtd 3/18/2004	ADDRESS ON FILE				
4.185	Gerald C Pollock	ADDRESS ON FILE				
4.186	Glenda Hultgren	ADDRESS ON FILE				
4.187	Gloria J. Crivello, Trustee	ADDRESS ON FILE				
4.188	Gloria R. Hogan, Trustee	ADDRESS ON FILE				
4.189	Grace Driver	ADDRESS ON FILE				
4.190	Grace Gitsham - IRA	ADDRESS ON FILE				
4.191	Grace K. Driver	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.192	Graf Building Partners, LLC	ADDRESS ON FILE				
4.193	Graham Reid	ADDRESS ON FILE				
4.194	Gralee Properties LLC	ADDRESS ON FILE				
4.195	Gregory Venancio Arthur and Lori Hester Arthur	ADDRESS ON FILE				
4.196	Guadalupe J. Avila Revocable Trust	ADDRESS ON FILE				
4.197	Gwen Piercy	ADDRESS ON FILE				
4.198	Haidee Oropallo	ADDRESS ON FILE				
4.199	Harding 2003 Revocable Trust dtd 12/13/2003	ADDRESS ON FILE				
4.200	Hayes Family Trust, Established 8/17/2016	ADDRESS ON FILE				
4.201	Hebson Family 2002 Trust, Dated January 23, 2002	ADDRESS ON FILE				
4.202	Hettie Malech	ADDRESS ON FILE				
4.203	HG Global Properties, LLC	ADDRESS ON FILE				
4.204	Hill Trust	ADDRESS ON FILE				
4.205	Hines Declaration of Trust Dated 10/18/05	ADDRESS ON FILE				
4.206	Hoanghia Do & Vu Le	ADDRESS ON FILE				
4.207	Howard I Goodwin Living Trust dated 8/11/2009	ADDRESS ON FILE				
4.208	Hugh Elliott	ADDRESS ON FILE				
4.209	Irene McGill	ADDRESS ON FILE				
4.210	Ismael Carrillo - IRA	ADDRESS ON FILE				
4.211	Jack Harouni & Hilda S. Harouni Rev Liv Tst Jack Harouni TTEE	ADDRESS ON FILE				
4.212	Jacob T. Ming & Shirley M. Dong	ADDRESS ON FILE				
4.213	James and Rachel Mattson	ADDRESS ON FILE				
4.214	James H. Rogers and Jorgine Allan Rogers Revocable Living Trust	ADDRESS ON FILE				
4.215	James I Hurley Decedents Trust	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.216	James R Sweetman	ADDRESS ON FILE				
4.217	Jane Bicandi - IRA	ADDRESS ON FILE				
4.218	Jane Vernalia	ADDRESS ON FILE				
4.219	Janice Conrad IRA	ADDRESS ON FILE				
4.220	Janice M Conrad Living Trust dtd February 23, 2006	ADDRESS ON FILE				
4.221	Januth Kei Hayashi Trust, dated May 4, 2012	ADDRESS ON FILE				
4.222	Jason Mayer - IRA	ADDRESS ON FILE				
4.223	Jason Standiford	ADDRESS ON FILE				
4.224	Javier Avila - IRA	ADDRESS ON FILE				
4.225	Jean and John Kelly, TTEE	ADDRESS ON FILE				
4.226	Jeanne Wondra	ADDRESS ON FILE				
4.227	Jeffrey Bruce, Kashelle Bruce	ADDRESS ON FILE				
4.228	Jeffrey C. Stark - IRA	ADDRESS ON FILE				
4.229	Jeffrey Haium , Susan Haium	ADDRESS ON FILE				
4.230	Jeffrey M. Eandi and Michelle Eandi, Trustees of the Eandi Living Trust,	ADDRESS ON FILE				
4.231	Jennifer & Eugene Lacey	ADDRESS ON FILE				
4.232	Jennifer Zhao	ADDRESS ON FILE				
4.233	Jerome F and Anne L Stasik	ADDRESS ON FILE				
4.234	Jessica Standiford	ADDRESS ON FILE				
4.235	Jillian Fitzgerald Trust dtd 3/4/2016	ADDRESS ON FILE				
4.236	Jillian Taffe (now Jillian Fitzgerald)	ADDRESS ON FILE				
4.237	Joan M. Pacheco Trustee	ADDRESS ON FILE				
4.238	JoAnn Ach	ADDRESS ON FILE				
4.239	Joann Westgate	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.240	John & Amy Olson	ADDRESS ON FILE				
4.241	John & Donna Hunt	ADDRESS ON FILE				
4.242	John & Marsi Girardi	ADDRESS ON FILE				
4.243	John & Suzanne Lynch	ADDRESS ON FILE				
4.244	John and Marsi Girardi	ADDRESS ON FILE				
4.245	John and Susan Chase, Trustees of the Chase 1992 Family Trust	ADDRESS ON FILE				
4.246	John B. Olson	ADDRESS ON FILE				
4.247	John Binder	ADDRESS ON FILE				
4.248	John D & Laurel E. Bruce TTEE	ADDRESS ON FILE				
4.249	John D Bruce	ADDRESS ON FILE				
4.250	John D. & Laurel E. Bruce TTEE	ADDRESS ON FILE				
4.251	John Girardi	ADDRESS ON FILE				
4.252	John J Crivello, Sr, Trustee	ADDRESS ON FILE				
4.253	John Montoya	ADDRESS ON FILE				
4.254	John Ray Clark, as Trustee of the John and Lisa Clark Living Trust, dtd	ADDRESS ON FILE				
4.255	John Stallknecht	ADDRESS ON FILE				
4.256	Jonathan Ach	ADDRESS ON FILE				
4.257	Jorge L Villareal and Rosalin P Villareal Trust	ADDRESS ON FILE				
4.258	Jorge L Villarreal and Rosalin P Villarreal Trust	ADDRESS ON FILE				
4.259	Jose F. Corrales - IRA	ADDRESS ON FILE				
4.260	Jose M & Teresa Directo	ADDRESS ON FILE				
4.261	Joseph A Giacinta, Jr	ADDRESS ON FILE				
4.262	Joseph and Barbara Fiori Family Trust	ADDRESS ON FILE				
4.263	Joseph and Tracy Curtis	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.264	Joseph Eandi	ADDRESS ON FILE				
4.265	Joseph Knoll	ADDRESS ON FILE				
4.266	Joshua M. Colvin - IRA	ADDRESS ON FILE				
4.267	Joy M. Axelson Trust	ADDRESS ON FILE				
4.268	Juanita M. Thompson - Living Trust	ADDRESS ON FILE				
4.269	Juanita Thompson - IRA	ADDRESS ON FILE				
4.270	Julie L. Treger Trust	ADDRESS ON FILE				
4.271	Justin M Haley and Danica K Haley	ADDRESS ON FILE				
4.272	Karen W Robinson	ADDRESS ON FILE				
4.273	Karyn Joanne Nikas	ADDRESS ON FILE				
4.274	Katherine E. Fox-IRA	ADDRESS ON FILE				
4.275	Katherine M Genasci - IRA	ADDRESS ON FILE				
4.276	Katherine Ogg	ADDRESS ON FILE				
4.277	Kathleen L. Hamlin, Trustee of the Kathleen Hamlin Living Trust dated	ADDRESS ON FILE				
4.278	Kathy F Wilson Revocable Trust	ADDRESS ON FILE				
4.279	Kathy L. Slyter	ADDRESS ON FILE				
4.280	Kay Poulios	ADDRESS ON FILE				
4.281	Keith Alan Gockel and Anne Michelle Gockel Revocable Trust Dated	ADDRESS ON FILE				
4.282	Keith and Maria Blattman	ADDRESS ON FILE				
4.283	Keith Blattman IRA	ADDRESS ON FILE				
4.284	Kelly Resendez	ADDRESS ON FILE				
4.285	Kenneth & Jennifer Hultgren	ADDRESS ON FILE				
4.286	Kenneth George Dow, aka Ken Dow Trust	ADDRESS ON FILE				
4.287	Kenneth W. Albers	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.288	Kenneth W. Albers, Marcia Albers	ADDRESS ON FILE				
4.289	Kenneth W. and Stacy Mattson, husband and wife	ADDRESS ON FILE				
4.290	Kennith M Bowen	ADDRESS ON FILE				
4.291	Kent Zboray, TTEE Kent Zboray Living Trust	ADDRESS ON FILE				
4.292	Kevan Smith - Madison Trust IRA	ADDRESS ON FILE				
4.293	Kevan Smith - Madison Trust ROTH	ADDRESS ON FILE				
4.294	Kevan Smith & Ling Smith Living Trust, Sept 20th 2001	ADDRESS ON FILE				
4.295	Kevin and Kim Farrell Living Trust, Dated 4/6/2005	ADDRESS ON FILE				
4.296	Kevin L Goodwin & Racquel V Goodwin Living Trust	ADDRESS ON FILE				
4.297	Kevin L. Goodwin	ADDRESS ON FILE				
4.298	Kim Renaud - IRA	ADDRESS ON FILE				
4.299	Kirkland Family Trust	ADDRESS ON FILE				
4.300	Koerner Family Trust dtd 10/04/1995	ADDRESS ON FILE				
4.301	Konstantin Sabourov	ADDRESS ON FILE				
4.302	Kristianne Goff via Madison Trust Company, Custodian Inherited	ADDRESS ON FILE				
4.303	Kristianne L. Goff	ADDRESS ON FILE				
4.304	Kristina Melick	ADDRESS ON FILE				
4.305	KS Mattson Partners, LP	ADDRESS ON FILE				
4.306	Kurtis Joseph Kaelin	ADDRESS ON FILE				
4.307	Kyle Fellini	ADDRESS ON FILE				
4.308	Kyle Goins	ADDRESS ON FILE				
4.309	Lanning Family Trust	ADDRESS ON FILE				
4.310	Larissa Michelle Koerner	ADDRESS ON FILE				
4.311	Larson Family 2016 Trust	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.312	Laura Goff OConnor	ADDRESS ON FILE				
4.313	Laura Scott (Weinhagen)	ADDRESS ON FILE				
4.314	Laurel E. Bruce	ADDRESS ON FILE				
4.315	Lauren Ann Craft	ADDRESS ON FILE				
4.316	Laurence Skegg	ADDRESS ON FILE				
4.317	Laurie J. Sano & Raymond Muscat	ADDRESS ON FILE				
4.318	Leland McAbee	ADDRESS ON FILE				
4.319	Leland McAbee/ The McAbee Family Trust	ADDRESS ON FILE				
4.320	Lenora E Trembath	ADDRESS ON FILE				
4.321	Lewis and Lisa Eandi, as Trustess of the Lewis and Lisa Eandi Living	ADDRESS ON FILE				
4.322	Linda E. Bjorklund Living Trust dtd July 13, 2015	ADDRESS ON FILE				
4.323	Linda Thom	ADDRESS ON FILE				
4.324	Ling Chih Wang	ADDRESS ON FILE				
4.325	Lisa I Swarbrick - IRA	ADDRESS ON FILE				
4.326	Lisa Swarbrick, TTEE	ADDRESS ON FILE				
4.327	Living Trust of Cynthia Selby Dugan	ADDRESS ON FILE				
4.328	Lori D. Rossi - IRA	ADDRESS ON FILE				
4.329	Lori Morgan Trust	ADDRESS ON FILE				
4.330	Louie Bertorelli	ADDRESS ON FILE				
4.331	Louie Bertorelli, IRA	ADDRESS ON FILE				
4.332	Louis Sergi and Amanda Sergi	ADDRESS ON FILE				
4.333	Luis Urbano Martinez - IRA	ADDRESS ON FILE				
4.334	Lull Family Living Revocable Trust	ADDRESS ON FILE				
4.335	Lydia Hagenbach, TTEE	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.336	Lydia R. Zboray Revocable Trust dtd 10/17/17	ADDRESS ON FILE				
4.337	Madison & Joshua Akin	ADDRESS ON FILE				
4.338	Madison IRA	ADDRESS ON FILE				
4.339	Madison Trust Company Custodian FBO Robin Azzalina MTC Account	ADDRESS ON FILE				
4.340	Madison Trust Company Custodian FBO Thomas Azzalina MTC	ADDRESS ON FILE				
4.341	Madison Trust Company FBO, Michael Morse IRA	ADDRESS ON FILE				
4.342	Mae Umbriac	ADDRESS ON FILE				
4.343	Mae Umbriac and Andrew David Tubley	ADDRESS ON FILE				
4.344	Maie Vorp	ADDRESS ON FILE				
4.345	Manfred K Fischer Trust	ADDRESS ON FILE				
4.346	Manuel and Theresita Cabacungan, Trustees	ADDRESS ON FILE				
4.347	Marcia Albers (nee Deichert)	ADDRESS ON FILE				
4.348	Marcia Ann Albers (nee Deichert) - IRA	ADDRESS ON FILE				
4.349	Margaret A. (Duke) Crooker - IRA	ADDRESS ON FILE				
4.350	Margaret A. Duke Revocable Trust Margaret Crooker Trustee	ADDRESS ON FILE				
4.351	Margaret E Colvin and Fred D Colvin	ADDRESS ON FILE				
4.352	Margaret Perkins	ADDRESS ON FILE				
4.353	Margarita Stott Legacy Trust dated April 13, 2006	ADDRESS ON FILE				
4.354	Maria M. Crane, Traditional IRA	ADDRESS ON FILE				
4.355	Mariane Dellacort Family Trust	ADDRESS ON FILE				
4.356	Marilyn Kirchoff	ADDRESS ON FILE				
4.357	Marion Wichael - IRA	ADDRESS ON FILE				
4.358	Mark and Janice Thomas	ADDRESS ON FILE				
4.359	Mark C Long & Deborah G Long Revocable Trust	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.360	Mark C. Long & Deborah G. Long Revocable Trust	ADDRESS ON FILE				
4.361	Mark E Kastne r- IRA	ADDRESS ON FILE				
4.362	Mark Edward Taylor - IRA	ADDRESS ON FILE				
4.363	Mark Falgout, Rosilea Falgout	ADDRESS ON FILE				
4.364	Mark Hess - IRA	ADDRESS ON FILE				
4.365	Mark J. and Lori D. Rossi Living Trust 06-01-2000	ADDRESS ON FILE				
4.366	Mark J. Rossi - IRA	ADDRESS ON FILE				
4.367	Mark Morse - IRA	ADDRESS ON FILE				
4.368	Mark O and Kristin E Torstenbo	ADDRESS ON FILE				
4.369	Mark S Gorr	ADDRESS ON FILE				
4.370	Marlette Living Trust Dated May 12, 1999	ADDRESS ON FILE				
4.371	Marsi Girardi	ADDRESS ON FILE				
4.372	Martha Calvillo Juslin	ADDRESS ON FILE				
4.373	Mary Anne Kelly IRA	ADDRESS ON FILE				
4.374	Mary Anne Kelly Living Trust	ADDRESS ON FILE				
4.375	Mary E. Rennie	ADDRESS ON FILE				
4.376	Mary E. Rennie Revocable Trust Dated March 5, 2015	ADDRESS ON FILE				
4.377	Mary E. Rennie Trust of 2015	ADDRESS ON FILE				
4.378	Mary Louise Rossi - IRA	ADDRESS ON FILE				
4.379	Mary Rennie	ADDRESS ON FILE				
4.380	Mary Rennie IRA (Madison Trust)	ADDRESS ON FILE				
4.381	Matthew Treger	ADDRESS ON FILE				
4.382	Maureen J Lull - IRA	ADDRESS ON FILE				
4.383	Maureen J Lull Bene of Richard Meinhardt - Inherited IRA	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.384	Maureen Lull	ADDRESS ON FILE				
4.385	Max Dylan Butler	ADDRESS ON FILE				
4.386	Mayer Family Living Trust	ADDRESS ON FILE				
4.387	Melanie A. Militano	ADDRESS ON FILE				
4.388	Melvin L. Hester & Sandra Hester	ADDRESS ON FILE				
4.389	Michael A. & Teri L. Kraemer	ADDRESS ON FILE				
4.390	Michael A. Bicandi	ADDRESS ON FILE				
4.391	Michael A. Kraemer - IRA	ADDRESS ON FILE				
4.392	Michael A. Kraemer and Teri L. Kraemer	ADDRESS ON FILE				
4.393	Michael and Debra Williams	ADDRESS ON FILE				
4.394	Michael Autry & Gloria Lopez, Trustees	ADDRESS ON FILE				
4.395	Michael Cesmat, Stacy Cesmat	ADDRESS ON FILE				
4.396	Michael Granados	ADDRESS ON FILE				
4.397	Michael J and Hiroko U Green	ADDRESS ON FILE				
4.398	Michael M Morse and Susam M Morse Trustees of the The Morse Family Trust	ADDRESS ON FILE				
4.399	Michael Morse	ADDRESS ON FILE				
4.400	Michael Morse, Trustee	ADDRESS ON FILE				
4.401	Michael Morse, Trustee Marie A Morse Family Trust	ADDRESS ON FILE				
4.402	Michelle Traynor McMullen	ADDRESS ON FILE				
4.403	Mitchel & Deborah Bicandi	ADDRESS ON FILE				
4.404	Mitchel Bicandi	ADDRESS ON FILE				
4.405	Mitchel E Bicandi	ADDRESS ON FILE				
4.406	Mitzi A. Brown, TTEE	ADDRESS ON FILE				
4.407	Money Family Living Trust Milton & Betty Money, TTEE	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.408	Morse Family 2007 Revocable Trust	ADDRESS ON FILE				
4.409	MORTON AND ROBIN NEWMAN FAMILY TRUST DATED MAY 1,	ADDRESS ON FILE				
4.410	Mullin Family Trust Dated January 15, 2008, John A. Mullin & Kathleen	ADDRESS ON FILE				
4.411	Nadyne Motheral, as Trustee of the Motheral Bypass Trust, dtd April 7,	ADDRESS ON FILE				
4.412	Nancy L. Schibler	ADDRESS ON FILE				
4.413	Nancy M. Sloan, Individually and as Trustee of Sloan Rev. Trust	ADDRESS ON FILE				
4.414	Nancy Thelan Rehkopf	ADDRESS ON FILE				
4.415	Nancy Wylie	ADDRESS ON FILE				
4.416	Nelson DiMarco and Deena DiMarco Revocable Trust	ADDRESS ON FILE				
4.417	Nick Thom	ADDRESS ON FILE				
4.418	Nicole Marie Cesmat	ADDRESS ON FILE				
4.419	Nikolai Suhonos Trust	ADDRESS ON FILE				
4.420	NT Marlette, LLC	ADDRESS ON FILE				
4.421	Nuala Assumpta ODonnell	ADDRESS ON FILE				
4.422	Odette L. Mittone	ADDRESS ON FILE				
4.423	Olson Declaration of Trust Dated 05/21/10	ADDRESS ON FILE				
4.424	Palina Suhonos	ADDRESS ON FILE				
4.425	Pamela A Weber - IRA	ADDRESS ON FILE				
4.426	Patricia J Horvath Living Trust	ADDRESS ON FILE				
4.427	Patricia M. Hayes - IRA	ADDRESS ON FILE				
4.428	Patricia M. Riley	ADDRESS ON FILE				
4.429	Patricia Thomas - IRA	ADDRESS ON FILE				
4.430	Patrick W. McMullen - IRA	ADDRESS ON FILE				
4.431	Paulette Beaulieu Walther Family Trust	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.432	Paulette Walther	ADDRESS ON FILE				
4.433	Paulina Polly So	ADDRESS ON FILE				
4.434	Pedro Femenia	ADDRESS ON FILE				
4.435	Perris Freeway Plaza, LP	ADDRESS ON FILE				
4.436	Peter S. Strickland Trust dtd May 4, 2012	ADDRESS ON FILE				
4.437	Peter Suhonos	ADDRESS ON FILE				
4.438	Philip Speake, Shannon Speake	ADDRESS ON FILE				
4.439	PikLing Smith - Madison Trust Roth	ADDRESS ON FILE				
4.440	PikLing Smith - Madison Trust IRA	ADDRESS ON FILE				
4.441	Priscilla Vaughan	ADDRESS ON FILE				
4.442	Quiggle Family Trust	ADDRESS ON FILE				
4.443	RA Mariette II LLC	ADDRESS ON FILE				
4.444	Ramon L. Velasquez	ADDRESS ON FILE				
4.445	Randall D. Roth	ADDRESS ON FILE				
4.446	Randall N. Reynolds	ADDRESS ON FILE				
4.447	Raoul L. & Felicitas V. Velasquez	ADDRESS ON FILE				
4.448	Ray Marshall Davis Jr., Kim Rae Davis and Davis Family Trust	ADDRESS ON FILE				
4.449	Raymond H, Trembath Trust	ADDRESS ON FILE				
4.450	Raymond Samuel Dhaliwal	ADDRESS ON FILE				
4.451	Rebecca L. Pavone	ADDRESS ON FILE				
4.452	Reed Kaelin	ADDRESS ON FILE				
4.453	Regina L. Hunt-IRA	ADDRESS ON FILE				
4.454	Regina V Parkinson - IRA	ADDRESS ON FILE				
4.455	Reuben L Velasquez	ADDRESS ON FILE				

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Notice is being given to investors that filed a claim *In re LeFever Mattson, a California corporation, et al., Lead Case No. 24-10545 (Bankr. N.D. Cal.)*, but the creditor did not indicate that it had a claim against KSMP

Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.456	Richard and Victoria Lathrop	ADDRESS ON FILE				
4.457	Richard D Genasci - IRA	ADDRESS ON FILE				
4.458	Richard D. Page & Nova J. Page	ADDRESS ON FILE				
4.459	Richard L Velasquez	ADDRESS ON FILE				
4.460	Richard L. Canant - SEP-IRA	ADDRESS ON FILE				
4.461	Richard L. Canant and Diana M. Canant, trustees of the Canant	ADDRESS ON FILE				
4.462	Richard V. Treacle and Carolyn C. Treacle Revocable Trust	ADDRESS ON FILE				
4.463	Richard Vorp, Eveghenya Vorp	ADDRESS ON FILE				
4.464	Richard W Lull - IRA	ADDRESS ON FILE				
4.465	Rick & Kathy Slyter	ADDRESS ON FILE				
4.466	Rick E. Slyter	ADDRESS ON FILE				
4.467	Ricky L. Tedford IRA	ADDRESS ON FILE				
4.468	Risa Meyer	ADDRESS ON FILE				
4.469	Robert A. and Sara J. Ganyo, Trustees	ADDRESS ON FILE				
4.470	Robert and Charlotte Heber	ADDRESS ON FILE				
4.471	Robert Dan Schroyer	ADDRESS ON FILE				
4.472	Robert Dean Rhoads, Trustee	ADDRESS ON FILE				
4.473	Ron E. Taylor	ADDRESS ON FILE				
4.474	Ronald & Cheryl Taylor	ADDRESS ON FILE				
4.475	Ronald Brandvein	ADDRESS ON FILE				
4.476	Ronald E & Cheryl A Taylor	ADDRESS ON FILE				
4.477	Ronald G. Allen, Karen Marie Allen	ADDRESS ON FILE				
4.478	Ronald W. Dennison - IRA	ADDRESS ON FILE				
4.479	Rowena Velasquez and Gil Gotanco	ADDRESS ON FILE				

KS Mattson Partners, LP
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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.480	Ruth E Malech Limited Partnership #1	ADDRESS ON FILE				
4.481	Sabina James	ADDRESS ON FILE				
4.482	Sarah Alexandra Shields, Trustee of the Chase Family Trust, dated May	ADDRESS ON FILE				
4.483	Schroyer Family Trust	ADDRESS ON FILE				
4.484	Scott A. Walker - Beneficiary IRA	ADDRESS ON FILE				
4.485	Scott A. Walker - SEP IRA	ADDRESS ON FILE				
4.486	Scott A. Walker - Traditional IRA	ADDRESS ON FILE				
4.487	Scott R and Regina A Clyde Revocable Trust DTD 10/24/2017	ADDRESS ON FILE				
4.488	Sebastian R and Peggy S Lopez Revocable Trust	ADDRESS ON FILE				
4.489	Shannee Tong	ADDRESS ON FILE				
4.490	Sharon M Mattson - Roth IRA	ADDRESS ON FILE				
4.491	Sharon M Mattson Traditional IRA	ADDRESS ON FILE				
4.492	Sharon Mattson	ADDRESS ON FILE				
4.493	Shawn D Hall & Emily C Hall Declaration of Trust dtd November 6, 2012	ADDRESS ON FILE				
4.494	Shawn Hall - IRA	ADDRESS ON FILE				
4.495	Sheldon Family Trust dtd January 31, 2007	ADDRESS ON FILE				
4.496	Sherman Luk & Sandy Lui	ADDRESS ON FILE				
4.497	Shirley E Sweetman	ADDRESS ON FILE				
4.498	Sidney C. Mar	ADDRESS ON FILE				
4.499	Solomon Family Trust	ADDRESS ON FILE				
4.500	Stacey Grelli IRA	ADDRESS ON FILE				
4.501	Stacie Baumgartner	ADDRESS ON FILE				
4.502	Stacie Baumgartner- IRA	ADDRESS ON FILE				
4.503	Stanford Capital LLC	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.504	Stephan and Evelyn Beauchamp	ADDRESS ON FILE				
4.505	Stephan Frank Beauchamp and Evelyn Colleen Beauchamp	ADDRESS ON FILE				
4.506	Stephanie J. Granados	ADDRESS ON FILE				
4.507	Stephen Frank Beauchamp - IRA	ADDRESS ON FILE				
4.508	Stephen M & Holli L. Long	ADDRESS ON FILE				
4.509	Stephen M. Crane SEP IRA	ADDRESS ON FILE				
4.510	Stephen R. Sergi and Anne Prisco	ADDRESS ON FILE				
4.511	Steve and Karen Beach	ADDRESS ON FILE				
4.512	Steven and Desiree Osterback Trust, and Tanya Rogers	ADDRESS ON FILE				
4.513	Steven J. Lessler	ADDRESS ON FILE				
4.514	Steven M. Crane and Maria M. Crane	ADDRESS ON FILE				
4.515	Steven Rodriguez	ADDRESS ON FILE				
4.516	Suhonos Family Trust Dated 1/5/1999	ADDRESS ON FILE				
4.517	Susan Haium	ADDRESS ON FILE				
4.518	Susan Jane Robinette	ADDRESS ON FILE				
4.519	Susanne Chase	ADDRESS ON FILE				
4.520	Sylvia J. Vreeland	ADDRESS ON FILE				
4.521	Sylvie Magnes Cohen Family Trust	ADDRESS ON FILE				
4.522	Symvest LLC	ADDRESS ON FILE				
4.523	Taffe Bennett Family Trust	ADDRESS ON FILE				
4.524	Tamara D. Miglioizzi	ADDRESS ON FILE				
4.525	Teresa McAbee	ADDRESS ON FILE				
4.526	Teri L. Kraemer - IRA	ADDRESS ON FILE				
4.527	Terre E Price - ROTH IRA	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.528	Terre E Price - Trad IRA	ADDRESS ON FILE				
4.529	The Anderson 2001 Revocable Trust	ADDRESS ON FILE				
4.530	The Arthur J. and Maryanne Trust	ADDRESS ON FILE				
4.531	The Cawley Revocable Surv. Trust Dtd 4/30/90	ADDRESS ON FILE				
4.532	The Charles and Audrey Hermle Living Trust dated Feb 26, 2015	ADDRESS ON FILE				
4.533	The Charles Richard Davis Living Trust	ADDRESS ON FILE				
4.534	The Che-Cheng Family Trust, dated July 9, 2007	ADDRESS ON FILE				
4.535	The Chinnasamy Saravanakumar and Brindhadevi Sengottaiyan Joint	ADDRESS ON FILE				
4.536	The Crane Living Trust	ADDRESS ON FILE				
4.537	The Dennison Family Trust (Ronald Walton Dennison and Deborah Ann	ADDRESS ON FILE				
4.538	The Directo Family Trust	ADDRESS ON FILE				
4.539	The Gregory Scott Montalvo Living Trust	ADDRESS ON FILE				
4.540	The James Hurley Trust	ADDRESS ON FILE				
4.541	The Janet Brandi Dobbs Living Trust, As Amended August 22, 2015	ADDRESS ON FILE				
4.542	The Jo Ann Martinez Living Trust	ADDRESS ON FILE				
4.543	The John A. Girardi & Marsi A. Girardi Revocable Living Trust dtd May	ADDRESS ON FILE				
4.544	The Joint Revocable Trust of Richard Allen Claridge, Jr. and Capri Lynn	ADDRESS ON FILE				
4.545	The Joseph A Giacinto, Jr. & Rebecca Giacinto Revocable Trust dtd	ADDRESS ON FILE				
4.546	The Khurram Mahmood Trust	ADDRESS ON FILE				
4.547	The Kilkenny Family Trust	ADDRESS ON FILE				
4.548	The Koerner Family Trust	ADDRESS ON FILE				
4.549	The Lessler Family Trust	ADDRESS ON FILE				
4.550	The Margery Blackwood Trust Agreement	ADDRESS ON FILE				
4.551	The Neault Rose Living Trust	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.552	The Ravindra Ambatipudi and Kamala Sistla Revocable Living Trust	ADDRESS ON FILE				
4.553	The Renaud Family Trust	ADDRESS ON FILE				
4.554	The Rick and Susan Tedford Living Trust	ADDRESS ON FILE				
4.555	The Rogers Family Trust dtd 11/14/2019	ADDRESS ON FILE				
4.556	The Schenk Family Living Trust	ADDRESS ON FILE				
4.557	The Slyter Revocable Trust	ADDRESS ON FILE				
4.558	The Suhonos Family Trust Dated January 5, 1999	ADDRESS ON FILE				
4.559	The Thomas and Beverly Franza Living Trust	ADDRESS ON FILE				
4.560	The Torstenbo Family Trust dated August 13, 1990	ADDRESS ON FILE				
4.561	The Trinidad Living Trust	ADDRESS ON FILE				
4.562	The Van Blarigan Family Trust - Trustees	ADDRESS ON FILE				
4.563	The Victorine V Solovieff Living Trust	ADDRESS ON FILE				
4.564	The Walker Family Trust DTD December 15, 2006	ADDRESS ON FILE				
4.565	The Williams Family Trust	ADDRESS ON FILE				
4.566	The Yi Family 2008 Trust, UTD April 15, 2008	ADDRESS ON FILE				
4.567	Thomas & Cindy Green	ADDRESS ON FILE				
4.568	Thomas and Beverly Franza	ADDRESS ON FILE				
4.569	Thomas and Debbie Guilford 2018 Trust	ADDRESS ON FILE				
4.570	Thomas and Lavinia Davis Family Trust	ADDRESS ON FILE				
4.571	Thomas Azzalina, Jr. or Robin L. Azzalina Revocable Trust dtd	ADDRESS ON FILE				
4.572	Thomas H Blackwood Jr	ADDRESS ON FILE				
4.573	Thomas H Blackwood Jr.	ADDRESS ON FILE				
4.574	Thomas J & Sarena M Bailey	ADDRESS ON FILE				
4.575	Thomas J and Debbie J Guilford	ADDRESS ON FILE				

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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.576	Thomas J Mack and Edyth Hayashi Mack Living Trust Dated 12/26/2006	ADDRESS ON FILE				
4.577	Thomas J Mack IRA	ADDRESS ON FILE				
4.578	Thomas J Swarbrick - IRA	ADDRESS ON FILE				
4.579	Thomas J. and Debbie J. Guilford	ADDRESS ON FILE				
4.580	Thomas J. Stice and Phyllis Ann Stice Family Trust	ADDRESS ON FILE				
4.581	Thomas J. Swarbrick Trustee and Lisa I. Swarbrick, Trustee	ADDRESS ON FILE				
4.582	Thomas Murray Felder	ADDRESS ON FILE				
4.583	Thomas Murray Felder, IRA	ADDRESS ON FILE				
4.584	Thomas R McPhail Family Trust	ADDRESS ON FILE				
4.585	Tiffany Blackwood Davidson	ADDRESS ON FILE				
4.586	Tim and Leslie Blanchard	ADDRESS ON FILE				
4.587	Timothy D Thomas and Patricia A Thomas	ADDRESS ON FILE				
4.588	Timothy Thomas - IRA	ADDRESS ON FILE				
4.589	Timothy Wallen aka Tim Wallen	ADDRESS ON FILE				
4.590	Tina Pierini	ADDRESS ON FILE				
4.591	Todd and Lori Michero	ADDRESS ON FILE				
4.592	Todd Baumgartner	ADDRESS ON FILE				
4.593	Todd Baumgartner Divi Divi IRA	ADDRESS ON FILE				
4.594	Todd Jolly	ADDRESS ON FILE				
4.595	Tom Guilford - IRA	ADDRESS ON FILE				
4.596	Tony L. Gordinier	ADDRESS ON FILE				
4.597	Treger Family Trust	ADDRESS ON FILE				
4.598	Trust of Karyn Joanne Nikas	ADDRESS ON FILE				
4.599	Trust of Raymond S. Dhaliwal	ADDRESS ON FILE				

KS Mattson Partners, LP
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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.600	TTEE Avila Family Trust	ADDRESS ON FILE				
4.601	Tuff Witarama	ADDRESS ON FILE				
4.602	Valerie Bobetsky IRA	ADDRESS ON FILE				
4.603	Vant Hul Revocable Living Trust 5/15/00	ADDRESS ON FILE				
4.604	Vincent Alfred Webster	ADDRESS ON FILE				
4.605	Wagner Loving Trust	ADDRESS ON FILE				
4.606	Walter Schenk	ADDRESS ON FILE				
4.607	Ward M. and Anne C. Pitman, Individually and as Trustees	ADDRESS ON FILE				
4.608	Warren and Judith Ducioame	ADDRESS ON FILE				
4.609	Wendy Driver-Guinn CUST for Jasmin Guinn	ADDRESS ON FILE				
4.610	Wendy Driver-Guinn CUST for Trae Guinn	ADDRESS ON FILE				
4.611	Wessells Family Trust, 2007	ADDRESS ON FILE				
4.612	Westcott Family Trust	ADDRESS ON FILE				
4.613	Wichael Declaration of Trust dtd 7/27/1987	ADDRESS ON FILE				
4.614	William and Pamela Weber	ADDRESS ON FILE				
4.615	William and Regina V Parkinson	ADDRESS ON FILE				
4.616	William Bobetsky IRA	ADDRESS ON FILE				
4.617	William C. Koerner IRA	ADDRESS ON FILE				
4.618	William G. Manor as Trustee of the William G. Manor Revocable Living	ADDRESS ON FILE				
4.619	William H Weber - IRA	ADDRESS ON FILE				
4.620	William J & Cheryl A Reese	ADDRESS ON FILE				
4.621	William Reese	ADDRESS ON FILE				
4.622	William Reese IRA	ADDRESS ON FILE				
4.623	Willis & Linda Kay Rice Living Trust	ADDRESS ON FILE				

KS Mattson Partners, LP
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Line	Notice Party's Name	Address 1	Address 2	City	State	Zip
4.624	Wright Bypass Trust	ADDRESS ON FILE				
4.625	Xavier Garza	ADDRESS ON FILE				
4.626	Yep Revocable Trust	ADDRESS ON FILE				
4.627	Yourd Bannon Family Trust	ADDRESS ON FILE				
4.628	Zebulun Investments, LLC	ADDRESS ON FILE				

KS Mattson Partners, LP
Case No. 24-10715
Schedule G
Executory Contracts and Unexpired Leases

Line	Name of other parties with whom the debtor has an executory contract or unexpired lease	Address 1	Address 2	City	State	Zip	State what the contract or lease is for and the nature of the debtor's interest	State the term remaining, in days	List the contract number of any government contract
2.1	BEVERLY ANA JONES	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.2	CARLOS OROZCO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.3	CHINA ROBERSON	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.4	DANNY VALENCIA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.5	DARICE DECKER	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.6	JANE ZIMMERMAN	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.7	JIM WALKER	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.8	JOSE MANUEL	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.9	JOSE MARTINEZ	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.10	LUCIO GARGIA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.11	MARC & SUSAN PIPER	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.12	MARC LAIR	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.13	MARK NIELSEN	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.14	MAYTE HERNANDEZ AND LUIS PELAYO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.15	PERRY POWNALL	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.16	PHILLIP HOANG, POSTMASTER	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.17	RAJESWORI SHRESTHA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.18	RICARDO MONDRAGON	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.19	SANTOS CASTRO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.20	SARA LOPEZ	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.21	SCOTT NICHOLS	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.22	SHERRI PERKOVICH	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.23	STATE FARM	PO BOX 52265		PHOENIX	AZ	85072	PROPERTY INSURANCE, POLICYHOLDER	MONTH-TO-MONTH	
2.24	URIEL GONZALES	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.25	W VAUGHAN, BASS MEDICAL	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.26	WILLIAM AND LINDA RICE	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.27	ARIANA VIERYA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.28	YOLANDA RODRIGUEZ	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.29	JACKIE STROMBERG	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.30	EMMANUEL PEREZ	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.31	LUCIO GUERRA	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.32	AIR BNB	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	SHORT TERM RENTAL	
2.33	A SPA MASSAGE	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.34	RICKY PAGE	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.35	RACHEL LILES	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.36	LIBERTY MUTUAL	3009 DOUGLAS BLVD	STE 300	ROSEVILLE	CA	95661	PROPERTY INSURANCE, POLICYHOLDER		
2.37	OVERBY-SEAWELL COMPANY	P.O. BOX 100006		KENNESAW	GA	30156	PROPERTY INSURANCE, POLICYHOLDER		
2.38	NATIONWIDE	1 WEST NATIONWIDE BLVD		COLUMBUS	OH	43215	PROPERTY INSURANCE, POLICYHOLDER		
2.39	SHARITA PELAYO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.40	LUIS PELAYO	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.41	LOU & SONJA ZANT	ADDRESS ON FILE					PROPERTY LEASE, LESSOR	MONTH-TO-MONTH	
2.42	EQUITABLE GROUP, INC.	ADDRESS ON FILE					PURCHASE AGREEMENT 454 15TH STREET DEL MAR, CA 92014		

IN RE KS MATTSON PARTNERS, LP

CASE NO. 24-10715 (CN)

**GENERAL NOTES AND STATEMENT OF LIMITATIONS, METHODOLOGY, AND
DISCLAIMERS REGARDING DEBTOR'S SCHEDULES OF ASSETS AND
LIABILITIES; STATEMENTS OF FINANCIAL AFFAIRS; AND LIST OF EQUITY
SECURITY HOLDERS**

On November 22, 2024 (the “Petition Date”), an involuntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) was filed against KS Mattson Partners, LP (the “Debtor”) with the United States Bankruptcy Court for the Northern District of California (Santa Rosa Division) (the “Bankruptcy Court”). On June 9, 2025 (the “Relief Date”), the Bankruptcy Court entered the *Stipulated Order for Relief in an Involuntary Case* [Docket No. 131]. On June 24, 2025, the Bankruptcy Court entered the *Final Order Authorizing Designation of Robbin L Itkin as Responsible Individual Pursuant to B.L.R. 4002-1* [Docket No. 172] (the “Responsible Individual Order”). The Responsible Individual Order appointed Robbin L. Itkin as the Debtor’s Responsible Individual (in such capacity, the “Responsible Individual”) effective as of June 16, 2025. On July 29, 2025, the Bankruptcy Court entered the *Stipulated Bridge Order in Connection with the Motion to Substantively Consolidate the Bankruptcy Estates of LeFever Mattson and KS Mattson Partners, LP* [Case No. 24-10545, Docket No. 1887], pursuant to which, among other things, for procedural purposes only pursuant to Rule 1015 of the Federal Rules of Bankruptcy Procedure (“Bankruptcy Rules”), the Bankruptcy Court ordered administrative consolidation of the Debtor’s chapter 11 case with the jointly administered chapter 11 cases captioned *In re LeFever Mattson, a California corporation, et al.*, Lead Case No. 24-10545 (CN) (collectively, the “Chapter 11 Cases”). The Debtor is authorized to operate its business and manage its property as debtor in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

The Debtor’s former principal, Kenneth Mattson, was indicted in May 2025 and has no authority on behalf of the Debtor. Ms. Itkin was appointed the Responsible Individual and is serving the Debtor’s bankruptcy estate in a fiduciary capacity to protect the rights of creditors and victims and maximize value for the benefit of all stakeholders.

OVERVIEW OF GENERAL NOTES

The Debtor filed its Schedules of Assets and Liabilities (“Schedules”), Statement of Financial Affairs (“Statements”), and List of Equity Security Holders (“Lists”) on August 8, 2025 [Dkt Nos. 1980 – 1982]. These *General Notes and Statement of Limitations, Methodology, and Disclaimers Regarding Debtor’s Schedules of Assets and Liabilities, Statements of Financial Affairs, and List of Equity Security Holders* (the “General Notes”) relate to the Debtor’s Schedules, Statements, and Lists (as amended) and set forth the basis upon which the Schedules, Statements, and Lists are presented. **These General Notes pertain to, are incorporated by reference in, and comprise an integral part of the Schedules, Statements, and Lists and should be referred to and considered in connection with any review of the Schedules, Statements, and Lists.** The General Notes are in addition to any specific notes contained in the Debtor’s Schedules, Statements, and Lists. Disclosure of information in one Schedule, Statement, or List, exhibit, or continuation sheet, even if incorrectly placed, shall be deemed to be disclosed in the correct

Schedule, Statement, or List, exhibit, or continuation sheet. Nothing contained in the Schedules, Statements, and Lists shall constitute a waiver of any rights or claims of the Debtor against any third party, or in or with respect to any aspect of these Chapter 11 Cases.

The Schedules, Statements, Lists, and General Notes should not be relied upon by any person for information relating to the current or future financial conditions, events, or performance of the Debtor.

The Schedules, Statements, and Lists have been prepared, pursuant to section 521 of the Bankruptcy Code and Bankruptcy Rule 1007, by the Debtor's Operations and Assets Manager, Stapleton Group, a part of JS Held, LLC ("Stapleton") with the assistance of the Debtor's counsel and in review with the Responsible Individual. The Debtor has no management or employees and no traditional books and records. The Debtor's books and records were seized by the United States Government in May 2024. The Schedules, Statements and Lists were prepared from financial data derived from public records, information obtained in discovery, due diligence and other limited information (such as bank records, from known documents, and vendor account statements) that has been obtained by the Responsible Individual, Stapleton and the Debtor's other advisors. Neither the Responsible Individual nor Stapleton is aware of the system previously used for the financial management of the Debtor. The information contained within these Schedules, Statements and Lists is subject to significant change if additional information becomes available.

The Schedules, Statements, and Lists contain unaudited information, which is subject to further review and, quite likely, adjustment. While the Debtor has made reasonable efforts to ensure that the Schedules, Statements and Lists are as accurate and comprehensive as possible under the circumstances, based on the limited information that was available at the time of preparation, subsequent information or discovery thereof may result in material changes to the Schedules, Statements, and Lists, and inadvertent errors or omissions may exist. Because the Debtor continues to receive new information regarding the information contained in these Schedules, Statements and Lists on a nearly daily basis, the Debtor cautions that the information contained therein is likely to be incomplete and to change.

Nothing contained in the Schedules, Statements, and Lists shall constitute a waiver of any of the Debtor's rights with respect to the Chapter 11 Cases, including with respect to any issues involving substantive consolidation, recharacterization, equitable subordination, and/or causes of action arising under the provisions of chapter 5 of the Bankruptcy Code and other relevant non-bankruptcy laws to recover assets or avoid transfers.

The Debtor and its agents, attorneys, and financial advisors expressly do not undertake any obligation to update, modify, revise, or re-categorize the information provided herein, or to notify any third party for any direct, indirect, incidental, consequential, or special damages (including, but not limited to, damages arising from the disallowance of a potential claim against the Debtor or damages to business reputation, lost business, or lost profits), whether foreseeable or not and however caused, even if the Debtor or its agents, attorneys, and financial advisors are advised of the possibility of such damages.

The Debtor reserves all rights to amend, modify, or supplement the Schedules, Statements, and Lists from time to time, in all respects, as may be necessary or appropriate, including, but not limited to, the right to dispute or otherwise assert offsets or defenses to any claim or interest reflected on the Schedules, Statements, and Lists as to amount, liability or classification, or to otherwise subsequently designate any claim as “disputed,” “contingent,” or “unliquidated.” Furthermore, nothing contained in the Schedules, Statements, and Lists shall constitute an admission of any claims or a waiver of any of the Debtor’s rights with respect to the Chapter 11 Cases, including with respect to any issues involving causes of action arising under the provisions of chapter 5 of the Bankruptcy Code and other relevant non-bankruptcy laws to recover assets or avoid transfers.

The Schedules, Statements, and Lists have been signed by the Responsible Individual. In reviewing and signing the Schedules, Statements, and Lists, the Responsible Individual necessarily relied upon the efforts, statements, and representations of Stapleton and the Debtor’s counsel. The Responsible Individual has not (and could not have) personally verified the accuracy of each such statement and representation, including, without limitation, statements and representations concerning amounts owed to creditors, classification of such amounts, and their addresses. In addition, the Responsible Individual has no personal knowledge of any matters arising prior to her appointment on June 16, 2025.

Schedules, Statements, and Lists General Notes

1. Value of Assets. Given the lack of any traditional books and records, the Debtor does not have “book values” for its assets. The Debtor’s principal assets are real estate assets, which are comprised of residential, retail, office, agricultural and mixed-use properties in which the Debtor has various interests. It would be prohibitively expensive, unduly burdensome, and an inefficient use of estate assets for the Debtor to obtain current market valuations for all its assets and certain estate assets are contemplated to be marketed for sale. For these reasons, the values of certain of the Debtor’s assets are undetermined or unknown. Values reflected are the Debtor’s best estimate of values on or around the Relief Date, using, in the case of the Debtor’s real estate assets, current listing price (for real properties that are listed but not under contract) and contract price (for real properties that are currently under contract). The Debtor has amended these estimates of value (which were in the original Schedules based on the lesser of available market data and broker opinions of value) based on additional information the Responsible Individual and the Debtor’s professionals have obtained regarding the real properties. The Debtor’s interests are based on analysis of title documents and may be subject to other claims and other documents not yet identified. Certain other assets may be listed as “unknown” amounts. Additionally, amounts ultimately realized may differ materially from net book value (or whatever value was ascribed). Certain depreciable assets with a net book value of zero (\$0) may also be included for completeness. The Debtor has not performed an analysis of impairment of fixed assets, goodwill, or other intangibles. The Debtor does not intend to further amend these Schedules and Statements to reflect actual values.

2. “As of” Information Date. To the best of the Responsible Individual’s knowledge, except as expressly noted otherwise, all asset values in Schedule A/B and all claim amounts in

Schedule D and Schedule E/F are as of Relief Date. However, due to the limited information available from the Debtor and the varying “as of” dates on source information and data compiled during these Chapter 11 Cases, the “as of” dates on the Schedules and Statements are inconsistent and cover a range of months. Amounts ultimately realized may vary from net book value (or whatever value was ascribed) and such variance may be material. Accordingly, the Debtor reserves all rights to amend or adjust the value of each asset set forth herein. In addition, the amounts shown for total liabilities exclude items identified as “unknown,” “disputed,” “contingent,” “unliquidated,” or “undetermined,” and, thus, ultimate liabilities may differ materially from those stated in the Schedules and Statements.

3. Basis of Presentation. Information contained in the Schedules and Statements has been derived from the limited information in the Debtor’s possession as the Debtor does not have traditional books and records. The Schedules and Statements do not purport to represent financial statements prepared in accordance with United States Generally Accepted Accounting Principles (“GAAP”) and does not include all the information and footnotes required by GAAP. The financial information disclosed herein was not prepared in accordance with federal or state securities laws or other applicable non-bankruptcy laws. The financial information included in the Schedules and Statements has not been subjected to procedures that would typically be applied to financial information presented in accordance with GAAP or any other recognized financial reporting framework, and, upon application of such procedures, the Debtor believes that the financial information could be subject to changes, and these changes could be material.

4. Amendment. Reasonable efforts have been made to prepare and file Schedules, Statements, and Lists that are as complete and accurate as possible given the limited information in the Debtor’s possession. Despite these efforts, inadvertent errors or omissions may (and, given the lack of information, are likely to) exist. The Debtor reserves all rights to, but is not required to, amend and/or supplement the Schedules, Statements, and Lists from time to time as is necessary and appropriate.

5. Incomplete Answers. As set forth in more detail in the specific disclosures with respect to the Debtor’s schedules, there are several “yes” / “no” questions that the Debtor is unable to answer as the Responsible Individual and the Debtor’s professionals lack the information to enable the Debtor to answer these questions.

6. Recharacterization. The Debtor has made reasonable efforts to correctly characterize, classify, categorize, and designate assets, liabilities, executory contracts, unexpired leases, and other items reported in the Schedules and Statements. However, due to the complexity and size of the Debtor’s business and operations, the lack of traditional books and records, and limited information available to the Responsible Individual, the Debtor may have improperly characterized, classified, categorized, or designated certain items. The Debtor reserves all rights to recharacterize, reclassify, recategorize, or redesignate items reported in the Schedules and Statements as necessary or appropriate as additional information becomes available, including, without limitation, whether contracts or leases listed herein were deemed executory or unexpired as of the Petition Date and remain executory and unexpired postpetition.

7. Confidentiality. There may be instances in the Schedules, Statements, and Lists where the Debtor has deemed it necessary and appropriate to redact or withhold from the public record information such as names, addresses, or amounts. Typically, the Debtor has used this approach because of an agreement between the Debtor and a third party, concerns of confidentiality, or concerns for the privacy of an individual.

8. Currency. Unless otherwise indicated, all amounts are reflected in U.S. dollars.

9. Liabilities. The Debtor has sought to allocate liabilities between the prepetition and postpetition periods based on information and research that was conducted or available in connection with the preparation of the Schedules and Statements. As additional information becomes available and further research is conducted, the allocation of liabilities between prepetition and postpetition periods may change. The Debtor reserves rights to amend, supplement, or otherwise modify the Schedules and Statements as they deem necessary or appropriate. The liabilities listed on the Schedules and Statements do not reflect any analysis of claims under section 503(b)(9) of the Bankruptcy Code. Accordingly, the Debtor reserves all rights to dispute or challenge the validity of any asserted claims under section 503(b)(9) of the Bankruptcy Code or the characterization of the structure of any such transaction or any document or instrument related to any creditor's claim.

10. Property and Equipment. Unless otherwise indicated, owned property and equipment are presented at net book value. However, as noted above, given the lack of any traditional books and records, the Debtor has limited information on assets other than real estate assets (see General Note 1).

11. Executory Contracts and Unexpired Leases. The listing of a contract or lease in the Schedules shall not be deemed an admission that such contract is an executory contract or unexpired lease, or that it is necessarily a binding, valid, and enforceable agreement. The Debtor hereby expressly reserves the right to assert that any contract or lease listed on the Debtor's Schedules does not constitute an executory contract or unexpired lease within the meaning of section 365 of the Bankruptcy Code.

12. Leases. The Responsible Individual does not know whether the Debtor may lease real property, furniture, fixtures, and equipment from certain third-party lessors. The Responsible Individual is not currently aware of any such leases.

13. Causes of Action. Despite her reasonable efforts to identify all known assets, the Responsible Individual may not have listed all of the Debtor's causes of action or potential causes of action against third parties as assets in its Schedules and Statements, including, without limitation, avoidance actions arising under chapter 5 of the Bankruptcy Code and actions under other relevant non-bankruptcy laws to recover assets. The Debtor is engaged in fact gathering and analyzing potential claims and causes of action. The Debtor reserves all its rights with respect to any claims, causes of action or avoidance actions it may have, and neither these General Notes nor the Schedules and Statements shall be deemed a waiver of any such claims, causes of action, or avoidance actions or in any way prejudice or impair the assertion of such claims.

14. Taxes. Claims listed on the Debtor's Schedule E/F include claims owing to various taxing authorities to which the Debtor may potentially be liable. However, certain of such claims may be subject to ongoing audits and the Debtor is otherwise unable to determine with certainty the amount of many, if not all, of the claims listed on Schedule E/F. Therefore, the Debtor has listed estimated claim amounts, where possible, or alternatively listed such claims as unknown in amount and marked the claims as unliquidated and disputed, pending final resolution of ongoing audits or other outstanding issues. The Debtor reserves its rights to dispute or challenge whether such claims are entitled to priority.

15. Unknown Amounts. Claim amounts that could not readily be quantified by the Debtor are scheduled as "unknown." These may include claims for prepetition services for which the Debtor has not yet received invoices or for which the Debtor has limited or no accounting information. The description of an amount as "unknown" is not intended to reflect upon the materiality of the amount.

16. Excluded Assets and Liabilities. Other non-material assets and liabilities may have been excluded from the Schedules.

17. Claim Description. Any failure to designate a claim in the Schedules and Statements as "contingent," "unliquidated," or "disputed" does not constitute an admission that such claim or amount is not "contingent," "unliquidated," or "disputed." The Debtor reserves all of its rights to dispute, or to assert offsets or defenses to, any claim reflected on these Schedules and Statements on any grounds, including, without limitation, amount, liability, priority, status, or classification, or to otherwise subsequently designate any claim as "contingent," "unliquidated," or "disputed." Moreover, although the Debtor may have scheduled claims of various creditors as secured claims for informational purposes, no current valuation of the Debtor's assets in which such creditors may have a lien has been undertaken. Moreover, the Debtor reserves all rights to, but is not required to, amend, supplement, or otherwise modify the Schedules and Statements as necessary and appropriate, including modifying claims descriptions and designations.

18. Debt Representatives. Claims relating to the repayment of principal, interest and other fees and expenses under agreements governing any syndicated credit facility where the identities of the lenders or other parties in interest are not known with certainty are scheduled listing the administrative agent under the applicable credit facility.

19. Unliquidated Claim Amounts. Claim amounts that could not be readily quantified by the Debtor are scheduled as "unliquidated." To the extent the Debtor is able to ascertain or estimate all or a portion of the claim amounts, it may have listed the known or estimated claim amount and marked the claims as unliquidated, pending final resolution of outstanding issues necessary to determine the total claim amount with certainty.

20. Liabilities. The Debtor has sought to allocate liabilities between prepetition and postpetition periods based on the information and research that was conducted in connection with the preparation of the Schedules and Statements. As additional information becomes available and further research is conducted, the allocation of liabilities between prepetition and postpetition

periods may change. The Debtor reserves its right to, but is not required to, amend the Schedules and Statements as it deems appropriate to reflect this.

21. Guarantees and Other Secondary Liability Claims. The Debtor has used commercially reasonable efforts to locate and identify guarantees and other secondary liability claims (collectively, the “Guarantees”) in its executory contracts, unexpired leases, secured financings, debt instruments, and other such agreements. Where Guarantees have been identified, they have been included in the relevant Schedules D, E/F, G and H for the Debtor. Guarantees have generally been included in Schedules of the Debtor as “contingent” unless otherwise specified. While the Debtor has used commercially reasonable efforts to locate and identify Guarantees, it is possible that Guarantees embedded in the Debtor’s executory contracts, unexpired leases, secured financings, debt instruments, and other such agreements may have been inadvertently omitted. The Debtor reserves its rights to, but is not required to, amend, supplement, or modify the Schedules if additional Guarantees are identified.

22. Intellectual Property Rights. Exclusion of certain intellectual property shall not be construed to be an admission that those intellectual property rights have been sold, abandoned, or terminated, or otherwise have expired by their terms, or have been assigned or otherwise transferred pursuant to a sale, acquisition, or other transaction. Conversely, inclusion of certain intellectual property shall not be construed to be an admission that those intellectual property rights have not been abandoned, have not been terminated, or otherwise have not expired by their terms, or have not been assigned or otherwise transferred pursuant to a sale, acquisition, or other transaction. Accordingly, the Debtor reserves all rights as to the legal status of all intellectual property rights.

23. Totals. All totals that are included in the Schedules and Statements represent totals of all the known amounts included in the Schedules and Statements and exclude items identified as “unknown.” In addition, the Debtor has, in many cases, listed claim amounts as “unliquidated.” If there are unknown amounts, the actual totals may be materially different from the listed totals.

24. Joint Ownership of Debtor’s Properties. The Debtor co-owns and operates certain investment properties. Where applicable, amounts in the Schedules and Statements have been apportioned based on this co-ownership. Attached to these General Notes as Annex A is a table of properties co-owned by the Debtor and the percentage interests reflected on record title. The Debtor has been made aware of several individuals and entities that allege to hold co-ownership interests in one or more of the Debtor’s properties that are not reflected on title records.

25. Global Notes Control. If the Schedules, Statements and Lists differ from the Global Notes, the Global Notes shall control.

Specific Disclosures with Respect to the Debtor’s Schedules

26. Schedule A/B – Assets: Real and Personal Property. Real property is reported using current listing price (for real properties that are listed but not under contract) and contract price (for real properties that are currently under contract). The Debtor has amended these estimates of value (which were in the original Schedules based on the lesser of available market data and broker

opinions of value) based on additional information the Responsible Individual and the Debtor's professionals have obtained regarding the real properties. The Debtor's interests are based on analysis of title documents and may be subject to other claims and other documents not yet identified. The Debtor may have listed certain assets as real property when such assets are in fact personal property, or the Debtor may have listed certain assets as personal property when such assets are in fact real property. The Debtor reserves all rights to re-categorize or re-characterize such asset holdings to the extent the Debtor determines that such holdings were listed incorrectly. The Debtor's failure to list any rights in real property on Schedule A/B should not be construed as a waiver of any such rights that may exist, whether known or unknown at this time. Despite the Debtor's reasonable efforts to identify all known assets, the Debtor may not have listed all the estate's Causes of Action or potential Causes of Action against third parties as assets in the Schedules and Statements. The Debtor reserves all the estate's rights with respect to any Causes of Action that the estate may have, and neither these Global Notes nor the Schedules and Statements shall be deemed a waiver of any such claims, causes of action, or avoidance actions or in any way prejudice or impair the assertion of such claims. The current value of the Debtor's interest in checking, savings, money market, or financial brokerage accounts listed on Schedule A/B is as of the Relief Date.

Given the lack of traditional books and records, the Debtor has listed the current value of its interest in non-publicly traded stock and interests in partnerships, etc. as "unknown."

The Debtor holds potential causes of action against Kenneth Mattson, Stacy Mattson, KS Mattson Company LLC and other individuals and entities related to certain transactions effected by Mr. Mattson prior to the Petition Date.

27. Schedule A/B: Part 3, Q.11 (Accounts Receivable): The Responsible Individual believes that the Debtor likely has accounts receivable relating to rents that were not collected prior to the Relief Date or are otherwise overdue. However, the amount and age of such receivables is not known.

28. Schedule A/B; Property Purchased Within the Last 20 Days: Multiple questions in Schedule A/B (e.g., Part 5; Q.25; Part 6, Q.35 ask whether any property in the applicable Part was purchased within 20 days before the bankruptcy was filed. The Debtor is unable to answer these questions either "yes" or "no." The Responsible Individual has no information on the date of any such purchase.

29. Schedule A/B; Appraisals: Multiple questions in Schedule A/B (e.g., Part 5; Q.26; Part 6, Q.37; Part 7, Q.45; Part 8, Q. 53; Part 9, Q. 58; Part 10, Q. 69; Part 11, Q. 79) ask whether property has been appraised by a professional within the last year. The Debtor is unable to answer these questions either "yes" or "no." While the Responsible Individual is not aware of any such appraisals, the Responsible Individual does not know what appraisals Kenneth Mattson or another individual may have obtained.

30. Schedule A/B, Part 6 (Farming and fishing-related assets):

Q.28: The Debtor owns a vineyard at 2500 Castle Road, Sonoma. The value of the grapes in that

vineyard is to be determined.

Q.30: The Debtor understands that Kenneth Mattson mowed the vineyard at 2500 Castle Road, Sonoma. The Debtor is investigating whether any equipment used to mow the vineyard belongs to the Debtor.

31. Schedule A/B, Part 7, Questions 38 through 44 (Office furniture, fixtures, and equipment; and collectibles): The Responsible Individual does not know what office furniture, fixtures, equipment or collectibles may be owned by the Debtor.

32. Schedule A/B, Part 8 (Machinery, equipment, and vehicles): The Responsible Individual does not know what machinery, equipment or vehicles the Debtor may own or lease. The Responsible Individual understands that Kenneth Mattson ran a business called Specialty Sales Classics, Inc., which consigned and/or purchased classic cars. The Debtor understands that business is now closed. The Debtor reserves all rights regarding ownership of any vehicles that may be titled in the name of Kenneth Mattson or another entity affiliated by him.

33. Schedule A/B, Part 10 (Intellectual Property), Q.59: While the Responsible Individual is not aware of the Debtor having interests in intangibles or intellectual property, the Debtor lacks sufficient information to answer this question “yes” or “no.”

34. Schedule D: Creditors Holding Secured Claims. Except as otherwise agreed pursuant to a stipulation or agreed order or general order entered by the Bankruptcy Court, the Debtor reserves its rights to dispute or challenge the validity, perfection or immunity from avoidance of any lien purported to be granted or perfected in any specific asset to a secured creditor listed on Schedule D of the Debtor. Certain claims may be listed on Schedule D as “unliquidated” because the value of the collateral securing such claims is unknown. Moreover, although the Debtor may have scheduled claims of various creditors as secured claims, the Debtor reserves all rights to dispute or challenge the secured nature of any such creditor’s claim or the characterization of the structure of any such transaction or any document or instrument (including without limitation, any intercompany agreement) related to such creditor’s claim. In certain instances, the Debtor may be a co-obligor, co-mortgagor or guarantor with respect to scheduled claims of other debtors in the Chapter 11 Cases, and no claim set forth on Schedule D of the Debtor is intended to acknowledge claims of creditors that are otherwise satisfied or discharged by other entities. The descriptions provided in Schedule D are intended only to be a summary. Reference to the applicable loan agreements and related documents is necessary for a complete description of the collateral and the nature, extent and priority of any liens. Nothing in the General Notes or the Schedules and Statements shall be deemed a modification or interpretation of the terms of such agreements.

There are instances where one debt is secured by two or more pieces of property owned by the Debtor. In the original Schedules, out of an abundance of caution, the Debtor scheduled the applicable debt separately for each piece of collateral. However, as the Debtor now has better information regarding its secured debt, a debt secured by two or more pieces of property is listed as only one debt. With respect to loans made to the Debtor by Socotra Capital, Inc. or its affiliated

lenders that are secured by property owned by the Debtor, only the principal amount of such loans is reflected.

In addition, certain parties have asserted claims against the Debtor allegedly secured by property of the estate where the Debtor may have sold or may no longer have an interest in the property. The Debtor reserves all rights as to such claims and as to its rights to the property allegedly securing such claims.

35. Schedule E/F, Part 1: Creditors Holding Priority Unsecured Claims. The listing of any claim on Schedule E/F does not constitute an admission by the Debtor that such claim is entitled to priority treatment under section 507 of the Bankruptcy Code or a waiver of the Debtor's right to recharacterize or reclassify the claim or contract. The Debtor reserves all of its rights to dispute the amount and the priority status of any claim on any basis at any time. All claims listed on the Debtor's Schedule E/F, Part 1 are claims arising in the ordinary course between the Petition Date and the Relief Date, or from tax, wage, or wage-related obligations to which the Debtor may potentially be liable. Certain of such claims, however, may be subject to ongoing audits and the Debtor otherwise unable to determine with certainty the amount of many, if not all, of the remaining claims listed on Schedule E/F. Accordingly all such amounts have been flagged as disputed and unliquidated. Amounts owed to taxing authorities related to property tax reassessments have been flagged as disputed to preserve the Debtor's option to review and dispute. The Debtor reserves its rights to object to any listed claims on the ground that, among other things, they have already been satisfied. With respect to tenants of the Debtor that have vacated their leased premises after the Petition Date, their security deposit may have been returned in the ordinary course of business.

36. Schedule E/F, Part 2: Creditors Holding Non-Priority Unsecured Claims. The Debtor has used reasonable efforts to list all general unsecured claims against the Debtor on Schedule E/F based upon the limited information available to the Debtor. Part 2 of Schedule E/F does not include certain deferred charges, deferred liabilities or general reserves. Such amounts are general estimates of liabilities and do not represent specific claims as of the Petition Date. The claims listed in Part 2 of Schedule E/F arose or were incurred on various dates. In certain instances, the date on which a claim arose is an open issue of fact. While commercially reasonable efforts have been made, determining the date upon which each claim in Part 2 of Schedule E/F was incurred or arose would be, in certain cases, unduly burdensome and cost prohibitive and, therefore, the Debtor has not listed a date for each claim listed on Part 2 of Schedule E/F. In addition, certain litigation or claims covered by insurance policies maintained by the Debtor may be excluded from Part 2 of Schedule E/F. The claims of individual creditors are generally listed at the amounts the Debtor believes to be correct based on the limited information in the Debtor's possession and may not reflect credits or allowances due from the creditor. The Debtor reserves all its rights concerning credits or allowances. The Debtor reserves its rights to object to any listed claims on the grounds that, among other things, they have already been satisfied. Additionally, Part 2 of Schedule E/F does not include potential rejection damage claims, if any, of the counterparties to executory contracts and unexpired leases that may be rejected. The Debtor has also listed as disputed, contingent and unliquidated all interests and claims filed by investors against the Debtor in the LeFever Mattson chapter 11 cases.

The Responsible Individual has also been made aware that the Debtor may have liabilities for loans that were made to the Debtor and secured by assets that the Debtor may subsequently have transferred to another party. With the exception of loans made to the Debtor by Socotra Capital, the Debtor has generally not included these loans in its Schedules due to lack of information regarding the loans. Loans made to the Debtor by Socotra Capital, Inc. or its affiliated lenders that are secured by property that was formerly owned by the Debtor but transferred to another entity are reflected as unsecured loan in an amount equal to outstanding principal as of the Petition Date.

37. Schedule E/F, Part 3: Additional Page for Others to be Notified About Unsecured Claims. The Debtor has for notice purposes included all investors who filed investor claims or interests (other than claims against the Debtor) in the LeFever Mattson chapter 11 cases.

38. Schedule G: Executory Contracts and Unexpired Leases. While commercially reasonable efforts have been made to ensure the accuracy of Schedule G, inadvertent errors, omissions or over-inclusions may have occurred. The Debtor hereby reserves all rights to dispute the validity, status, or enforceability of any contracts, agreements or leases set forth in Schedule G and to amend or supplement such Schedule as necessary. The contracts, agreements and leases listed on Schedule G may not have taken effect or be binding on any party and may have expired or been modified, amended, or supplemented from time to time by various amendments, restatements, waivers, estoppel certificates, letter and other documents, instruments and agreements which may not be listed therein. Certain of the real property leases and contracts listed on Schedule G may contain renewal options, guarantees of payments, options to purchase, rights of first refusal, rights to lease additional space and other miscellaneous rights. Such rights, powers, duties and obligations are not set forth on Schedule G. Nothing herein shall be construed as a concession or evidence that any of the contracts, agreements or leases identified on Schedule G: (i) constitute an executory contract within the meaning of section 365 of the Bankruptcy Code or other applicable law; or (ii) have not expired or been terminated or otherwise are not current in full force and effect. The Debtor reserves all rights, claims and causes of action with respect to the contracts and agreements listed on the Schedule, including the right to dispute or challenge the characterization or the structure of any transaction, document, or instrument. Certain of these contracts or leases may have been modified, amended or supplemented by various documents, instruments or agreements that may not be listed, but are nonetheless incorporated by this reference. Certain executory agreements may not have been memorialized in writing and could be subject to dispute.

39. Schedule H: Co-Debtors. In the ordinary course of its business, the Debtor is involved in pending or threatened litigation and claims arising out of the conduct of its businesses. These matters may involve multiple plaintiffs and defendants, some or all of whom may assert crossclaims and counterclaims against other parties. Because such claims are listed elsewhere in the Schedules and Statements, they have not been set forth individually on Schedule H. Schedule H is furnished for informational purposes only to apprise parties in interest of co-debtor relationships of the Debtor as of the Relief Date and is derived from documents in the possession of the Debtor. It is not an admission or recognition that any co-debtor liability exists or existed.

Specific Disclosures with Respect to the Debtor's Statements

40. Statement 1: Income. The Debtor has provided an estimate of business revenue for 2022 based on an analysis of a 2022 tax return. The Responsible Individual did not prepare the 2022 tax return, which was prepared by Kenneth Mattson, so does not and cannot vouch for the accuracy of the information contained therein. As to 2023 and 2024, the Debtor has not seen any tax filings and is unable to establish business revenues for 2023 and 2024 with any degree of accuracy based on the limited information available to it. All information in Statement 1 is subject to material change.

41. Statement 3: Payments or Transfers within 90 Days of the Petition Date. Given the lack of information and books and records available to the Debtor, and the poor quality of the records to which the Debtor does have access,¹ the original Statements did not list any “90 day” transfers. The Debtor has reviewed and obtained additional documentation through diligence and discovery and has updated Statement 3 to reflect 90-day transfers of which it is now aware. However, in many instances, the available records do not permit the Debtor to identify the transferee or the reason for the transfer – simply that the transfer was made. The Debtor anticipates that there may yet be additional information to add to Statement 3. The Debtor does not waive any Cause of Action against any third-party based on the lack of inclusion of such transfer in these Statements.

42. Statement 4: Payments or Transfers within One Year of the Petition Date. Statement 4, as amended, lists payments and transfers of property by the Debtor based on publicly available title records and review of bank records. Given the lack of information and books and records available to the Debtor, and the poor quality of the records to which the Debtor does have access, the Debtor has not listed any other transfers. Given the very limited records available to the Debtor, the Debtor anticipates that Statement 4 likely contains only a fraction of the applicable prepetition transfers (which may include, without limitation, entry into loans and granting of security and other transfers of property to or for the benefit of insiders) and that, after reviewing and obtaining additional documentation, there will be significant information to add to Statement 4. The “value” listed in statement 4 is an estimate of the purchase price paid based on title records assuming the base California transfer tax is 1.10% of purchase price. The actual amounts may vary from those estimated. In addition, where the grant deed listed an exception or exemption from a documentary transfer tax, this has been listed. The Debtor reserves all rights to challenge the characterizations of any such transfers or whether the purchase price paid was reasonably equivalent value or otherwise. The Debtor will seek to further amend Statement 4 as it obtains additional information. The Debtor does not waive any Cause of Action against any third-party based on the lack of

¹ For example, the limited bank records to which the Responsible Individual has access prior to filing the original Schedules and Statements on August 8, 2025 consisted only of PDF bank statements / check images. A thorough analysis would require significant time to transfer the information into excel or another format allowing for quicker data searches and manipulation as there were hundreds of transactions per month per bank account. Monthly disbursements occurred in the form of hundreds of checks per month. This production from BMO did not contain a significant portion of the supporting check images and many of the checks images that were provided are illegible. The electronic transactions on the bank statements do not provide descriptions that allow determination of who was paid and/or for what reason, while some bank statements appear to be incomplete.

inclusion of such transfer in these Statements. An individual or entity is designated as an “insider” if such individual or entity, based on the totality of the circumstances, (i) has at least a controlling interest in, or exercises sufficient authority over, the Debtor so as to unqualifiedly dictate corporate policy and the disposition of corporate assets, and/or (2) is considered an affiliate or an insider of the affiliate as defined by section 101(31)(E) of the Bankruptcy Code. The Debtor also reserves all rights with respect to postpetition “gap period” transfers.

43. Statement 6: Setoffs. The Debtor routinely incurs setoffs and net payments in the ordinary course of business. Such setoffs and nettings may occur in connection with a variety of ordinary and customary transactions or settlements and are done in accordance with the contractual arrangement or an agreed upon settlement, including, but not limited to, intercompany transactions, pricing discrepancies, refunds, negotiations, and/or other ordinary and customary billing disputes between the Debtor and its customers and/or suppliers. These normal setoffs and net payments are consistent with the ordinary course of business in the Debtor’s industry and can be voluminous, making it unduly burdensome and costly for the Debtor to list such ordinary course setoffs. This list is incomplete and subject to material change given the lack of information and books and records available to the Debtor. The Debtor does not waive any Cause of Action against any third-party based on the lack of inclusion of such transfer in these Statements.

44. Statement 7: Legal Actions, Administrative Proceedings, Court Actions, Executions, Attachments or Governmental Audits. The Debtor has used reasonable efforts to report all legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the Debtor was involved in any capacity within one year prior to the Petition Date.

As of the Petition Date, several matters were in the litigation and dispute resolution process. The Debtor reserves all its rights and defenses with respect to all listed lawsuits and administrative proceedings. The listing of any such suits and proceedings shall not constitute an admission by the Debtor of any liabilities or that the actions or proceedings were correctly filed against the Debtor or any affiliates of the Debtor. The Debtor also reserves its rights to assert that neither the Debtor nor any affiliate of the Debtor is an appropriate party to such actions or proceedings. For completeness, the Debtor has also listed litigations that arose following the Petition Date.

The Debtor is regularly involved in the ordinary course of its business in a number of eviction and collection actions against individual tenants. These actions have not been included in Statement 7.

45. Statement 9: Certain Gifts and Charitable Contributions: The Debtor is unable to answer as the Responsible Individual and the Debtor’s professionals currently lack the information to enable the Debtor to answer this question.

46. Statement 10: Certain Losses: The Debtor is unable to answer as the Responsible Individual and the Debtor’s professionals lack the information to enable the Debtor to answer this question. To the extent the Debtor becomes able to answer this question, any losses listed in response to Statement 10 may exclude those incurred in the ordinary course of business, those where the amount is *de minimis*, or where the loss is less than the amount of the insurance

deductible. The property values reported in response to Statement 10 are based on the actual or estimated costs, including labor costs, to repair the property.

47. Statement 11: Payments Related to Bankruptcy. The Debtor's counsel prior to the Relief Date was Fennemore Craig ("Fennemore"), which also represented Kenneth Mattson. Although the Debtor has obtained information from Fennemore relating to amounts paid by the Debtor for the "gap period" between the Petition Date and the Relief Date, and any unpaid amounts that may be owed to Fennemore for such period, the Debtor does not yet have information from Fennemore on amounts paid to Fennemore for the period prior to the Petition Date that are related to bankruptcy. The Debtor has requested such information from Fennemore. The Debtor cautions that, while it will seek to update the Statements after receiving the prepetition payment information from Fennemore, any payments initiated by the Debtor may have been for the benefit of both the Debtor and Mr. Mattson. To the extent Fennemore performed prepetition work for the Debtor that is both bankruptcy and non-bankruptcy related, it may not be possible for the Debtor to distinguish payments for bankruptcy and non-bankruptcy services.

48. Statement 12: Self-settled trusts of which the debtor is a beneficiary: The Debtor is unable to answer as the Responsible Individual and the Debtor's professionals currently lack the information to enable the Debtor to answer this question.

49. Statement 13: Transfers Not Already Listed. Statement 13, as amended, lists sales or transfers of property by the Debtor based on publicly available title records and additional diligence conducted by the Debtor. Given the very limited records available to the Debtor, the Debtor anticipates that Statement 13 likely contains only a fraction of the applicable prepetition transfers (which may include, without limitation, entry into loans and granting of security) and will likely be subject to material updates. The "value" listed in statement 4 is an estimate of the purchase price paid based on title records assuming the base California transfer tax is 1.10% of purchase price. The actual amounts may vary from those estimated. In addition, where the grant deed listed an exception or exemption from a documentary transfer tax, this has been listed. The Debtor reserves all rights to challenge the characterizations of any such transfers or whether the purchase price paid was reasonably equivalent value or otherwise. The Debtor will seek to further amend Statement 13 as it obtains additional information. The Debtor does not waive any Cause of Action against any third-party based on the lack of inclusion of such transfer in these Statements.

50. Statement 14: Previous Addresses. The Debtor understands that Kenneth Mattson used the Vacaville P.O. Box address for years, and it has been included as a previous address used by the Debtor. The Debtor has also seen a K-1 purportedly issued on behalf of the Debtor that lists 6359 Auburn Blvd, Citrus Heights as a prior address. All address dates are unknown.

51. Statement 18: Closed Financial Accounts: Debtor accounts with BMO ending in -1380, -5410 and -9987 were closed in December 2024 (after the Petition Date). The Responsible Individual is unaware of what other financial accounts may have been closed, sold, moved or transferred.

52. Statement 19: Safe Deposit Boxes: The Debtor is unable to answer as the Responsible Individual and the Debtor's professionals currently lack the information to enable the Debtor to answer this question.

53. Statement 20: Off-premises storage: The Debtor is unable to answer as the Responsible Individual and the Debtor's professionals currently lack the information to enable the Debtor to answer this question.

54. Statement 21: Property held for another: The Responsible Individual is not aware of property held for another. However, parties in interest may assert that the Debtor is holding property that belongs to someone else.

55. Statements 22 and 23: Environmental Liabilities. The environmental issues regarding potential discharge came to the Responsible Individual's awareness following her appointment on June 16, 2025.

56. Statement 26: Books, records, and financial statements:

Statement 26a: The Debtor does not have access to any traditional books and records, but believes that Home Tax Service of America, Inc. (dba LeFever Mattson Property Management) and Kenneth Mattson may have maintained certain records with respect to assets owned by the Debtor. The FBI seized Mr. Mattson's files in May 2024.

Statement 26b. The Debtor is not aware of any audit, compilation or review of the Debtor's books and records, but does not know what audit, compilation or review Mr. Mattson may have sought on behalf of the Debtor.

Statement 26c. The Debtor is not aware of any firms or individuals who may have been in possession of books of account and records when the case was filed. Documents were seized by the FBI in May 2024, but lacks information on this issue.

Statement 26d: The Debtor does not know what financial statements Kenneth Mattson may have issued on behalf of the Debtor.

Statements 28 and 29: Mr. Mattson, Stacy Mattson and KS Mattson Company, LLC no longer control the Debtor. The Bankruptcy Court's order appointing Ms. Itkin as Responsible Individual provides that:

Ms. Itkin (a) shall solely be responsible for the duties and obligations of the Debtor as a debtor in possession; (b) shall be vested with the sole and exclusive right and full authority to manage, conduct, and operate the Debtor's business, including, without limitation, opening, closing, and otherwise controlling the Debtor's bank accounts; and (c) shall not be removed as Responsible Individual without further order of this Court. Notwithstanding anything to the contrary contained herein or in the Limited Partnership Agreement of KS Mattson Partners, LP (as amended from time to time), all decisions respecting any matter

affecting or arising out of the conduct of the business of the Debtor shall be made by the Responsible Individual. Docket No. 172 ¶ 4.

It further provides that “[n]one of Kenneth Mattson, Stacy Mattson or K.S. Mattson Company, LLC shall have any authority, express or implied, to act on behalf of the Debtor, bind the Debtor, operate the Debtor’s business, access any of the Debtor’s assets or any property of the estate. Any such actions shall be void ab initio and a violation of this Order.” *Id.* ¶ 5.

Specific Disclosures with Respect to the Debtor’s Lists

57. The Debtor’s partnership agreement indicates that the partnership interests in the Debtor are held 49% each by Kenneth Mattson and Stacy Mattson and 2% by KS Mattson Partners LLC, a company controlled by Kenneth Mattson. The Debtor has been made aware of several individuals and entities that allege (i) to hold co-ownership interests in one or more of the Debtor’s properties that are not reflected on title records and/or (ii) that the Debtor sold them interests in other entities that may or may not have been recorded. The Responsible Individual is not currently aware of individuals or entities alleging that they hold interests in the Debtor itself.

ANNEX A

(Joint Ownership of Debtor's Properties)

Address	Ownership¹
18010 Hwy 12, Boyes Hot Springs, CA 95476	KS Mattson Partners, LP, a California Limited Partnership, as to an undivided 55% ownership interest Charles Edgar, Trustee, and Cathleen Edgar, Trustee, of the C and C Edgar Revocable Trust Established June 18, 2008, as to an undivided 45% ownership interest
18590 Hwy 12, Boyles Hot Springs, CA 95476	KS Mattson Partners LP as to an undivided 40% ownership interest Gary R. Fox and Katherine E. Fox, Trustees of The Fox Family Trust dated May 24, 2002, as to an undivided 20.0% ownership interest John Dale Horton, Trustee of The John Dale Horton Revocable Living Trust dated January 6, 2015, and any amendments thereto, as to an undivided 40.0%
19357 Hwy 12, Sonoma, CA 94559	KS Mattson Partners LP as to an undivided 40% ownership interest John Dale Horton, Trustee of The John Dale Horton Revocable Living Trust dated January 6, 2015, and any amendments thereto, as to an undivided 40.0% ownership interest Keith A. Holmlund and Phyllis I. Holmlund, as to an undivided 20.0% ownership interest
22666 Broadway, Sonoma, CA 95746	KS Mattson Partners, LP, as to an undivided 42% ownership interest Charles Richard Davis, as to an undivided 33.0% ownership interest Sheridan K Haley and Samuel R. Haley, wife and husband as joint tenants as to an undivided 7% ownership interest Fazale Rahman Rana and Amy Donna Pinnow Rana, Trustees of The Fazale Rahman Rana and Amy Donna Pinnow rana Family Living Trust DTD 6/3/2014 as to an undivided 18% ownership interest
414 W Napa St, Sonoma, CA 95476	KS Mattson Partners, LP, as to an undivided 31.813% ownership interest David Figueiredo and Valerie Figueiredo, husband and wife as Joint Tenants, as to an undivided 12.5% ownership interest Jeffrey Lee Barnes and Rhonda Michelle Barnes, Trustees of the Barnes Family Living Trust dates May 30, 2018, as to an undivided 4.687% ownership interest John L. Chase and Susan Goodwin Chase, Trustees of the Chase 1992 Family Trust, as to an undivided 25.5% ownership interest Cheryl Anne Reese, a married woman, as her sole and separate property, as to an undivided 6.5% ownership interest Stanford Capital LLC, a Missouri Limited Liability Company, as to an undivided 19.0% ownership interest
450G 1st Street East, Sonoma, CA 95476	KS Mattson Partners, LP, as to an undivided 50% ownership interest Scott A. Walker and Elizabeth Lull Walker, Trustees of The Walker Family Living Trust, dated December 15, 2006 as to an undivided 50% ownership interest
450J 1st Street East, Sonoma, CA 95476	KS Mattson Partners, LP, as to an undivided 60% ownership interest Brad D. Driver, as to an undivided 40% ownership interest

ANNEX A

(Joint Ownership of Debtor's Properties)

Address	Ownership¹																																				
450 1st St E #A,B, K, Sonoma, CA 95476	KS Mattson Partners LP, a California limited partnership, as to an undivided 44% ownership interest Luis U. Martinez and Elizabeth N. Martinez, Trustee of the Luis Urbano Martinez and Elizabeth Naomi Martinez Revocable Intervivos Trust dated July 6, 1998, as to an undivided 31% ownership interest William H. Weber and Pamela A. Weber, as to an undivided 25% ownership interest																																				
47 and 49 Natoma Street, Folsom, CA	<table border="0"> <thead> <tr> <th><u>% Interest Owned</u></th><th><u>Holding Entity</u></th></tr> </thead> <tbody> <tr> <td>3.328%</td><td>K S Mattson Partners LP</td></tr> <tr> <td>7.727%</td><td>Tretiakoff, Dimitri</td></tr> <tr> <td>6.761%</td><td>Hanson, Richard Victor; Hanson, Karen Denise; Hanson Family 2002 Trust</td></tr> <tr> <td>24.084%</td><td>Driver, Brad D</td></tr> <tr> <td>11.668%</td><td>Anderson, Graham Michael; Anderson, Trisha Susan; The Anderson 2001 Revocable Trust</td></tr> <tr> <td>4.326%</td><td>Haley Jr, Samuel R; Haley, Sheridan K; Haley, Samuel R</td></tr> <tr> <td>7.526%</td><td>Hayes, Darryl E; Hayes, Jill D; The Hayes Family Trust Established August</td></tr> <tr> <td>16.448%</td><td>Eandi Family Properties Llc</td></tr> <tr> <td>6.648%</td><td>Acacio, Nicole A</td></tr> <tr> <td>6.939%</td><td>Pollock, Gerald C; Gerald C Pollock Revocable Living Trust</td></tr> <tr> <td>4.545%</td><td>Davis, Charles Richard</td></tr> </tbody> </table>	<u>% Interest Owned</u>	<u>Holding Entity</u>	3.328%	K S Mattson Partners LP	7.727%	Tretiakoff, Dimitri	6.761%	Hanson, Richard Victor; Hanson, Karen Denise; Hanson Family 2002 Trust	24.084%	Driver, Brad D	11.668%	Anderson, Graham Michael; Anderson, Trisha Susan; The Anderson 2001 Revocable Trust	4.326%	Haley Jr, Samuel R; Haley, Sheridan K; Haley, Samuel R	7.526%	Hayes, Darryl E; Hayes, Jill D; The Hayes Family Trust Established August	16.448%	Eandi Family Properties Llc	6.648%	Acacio, Nicole A	6.939%	Pollock, Gerald C; Gerald C Pollock Revocable Living Trust	4.545%	Davis, Charles Richard												
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5202 Gateway Plaza Dr, Benicia, CA 94510	KS Mattson Partners LP, a California limited partnership, as to an undivided 67% ownership interest Fazale Rahman Rana and Amy Donna Pinnow Rana, Trustees of The Fazale Rahman Rana and Amy Donna Pinnow Rana Family Living Trust DTD 6/4/2014 - 33%																																				

¹ Reflects tenants in common listed on title. Other individuals and entities may assert that they have unrecorded interests in these properties. The Debtor additionally had interests in 452C First Street East, Sonoma. It is unclear if the Debtor retains any interest in this property.

Fill in this information to identify the case and this filing:

Debtor Name KS MATTSON PARTNERS, LP
United States Bankruptcy Court for the: NORTHERN District of CA
Case number (If known): 1:24-bk-10715 (State)

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☒ Amended Schedule _____ Schedule A/B: Assets-Real and Personal Property; Schedule D: Creditors Who Have Claims Secured by Property; Schedule E/F: Creditors Who Have Unsecured Claims; Schedule G: Executory Contracts and Unexpired Leases
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12 / 09 / 2025
MM / DD / YYYY

X /s/ Robbin L. Itkin
Signature of individual signing on behalf of debtor

Robbin L. Itkin
Printed name

Responsible Individual
Position or relationship to debtor