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*Attorneys for the Debtors and
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**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SANTA ROSA DIVISION**

In re:

LEFEVER MATTSON, a California
corporation, *et al.*,¹
Debtors.

Lead Case No. 24-10545 (CN)

(Jointly Administered)

Chapter 11

In re

KS MATTSON PARTNERS, LP,
Debtor.

**DECLARATION OF KEVIN KAZ IN
SUPPORT OF ADEQUATE ASSURANCE
OF FUTURE PERFORMANCE BY KDM
SONOMA, LLC WITH RESPECT TO
THE ASSUMPTION AND ASSIGNMENT
OF EXECUTORY LEASES AND/OR
UNEXPIRED CONTRACTS IN
CONNECTION WITH THE SALE OF
170-182 1ST STREET EAST, SONOMA,
CA 95476**

[No Hearing Requested]

¹ The last four digits of LeFever Mattson's tax identification number are 7537. The last four digits of the tax identification number for KS Mattson Partners, LP ("KSMP") are 5060. KSM's address for service is c/o Stapleton Group, 514 Via de la Valle, Solana Beach, CA 92075. The address for service on LeFever Mattson and all other Debtors is 6359 Auburn Blvd., Suite B, Citrus Heights, CA 9562. Due to the large number of debtor entities in these Chapter 11 Cases, a complete list of the Debtors and the last four digits of their federal tax identification numbers is not provided herein. A complete list of such information may be obtained on the website of the Debtors' claims and noticing agent at <https://veritaglobal.net/IM>

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

2 1. I submit this declaration (the “Declaration”) in support of KDM Sonoma, LLC, a
3 California limited liability company (the “Buyer”) with respect to the assumption and assignment
4 of executory leases and/or unexpired contracts (the “Agreements”) in connection with the sale of
5 the real property located at 170-182 1st Street East, Sonoma, California 95476, commonly known
6 as “Le French Quarter” or “The French Quarter” (the “Subject Property”), from the above-
7 captioned debtors and debtors-in-possession (collectively, the “Debtors”)² pursuant to the
8 Purchase and Sale Agreement dated November 6, 2025 (the “Purchase Agreement”) attached as
9 Exhibit A to Exhibit 1 to the *Notice of Sale of 170-182 1st Street East, Sonoma, CA 95476* filed
10 concurrently herewith.

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

17 3. I am the Manager of the Buyer.

18 4. My wife and I are long-time Bay Area residents who have own our homes in San
19 Francisco and Sonoma, where we spend six months out of the year, respectively. I am the Chief
20 Financial Officer for a multifamily owner/operator, where I have worked for over 30 years.
21 Separately, we own six other residential apartment properties throughout California totaling over
22 40 units, which we have maintained with pride of ownership.

23 5. The Buyer has the financial ability and income property ownership experience to
24 manage the Subject Property. We are closing the transaction in all cash and are not putting debt
25 on the Subject Property. We have ample cash on hand, and our ability to close in all cash is
26 evidenced by our Verification of Funds provided. None of the other apartment properties we own

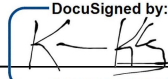
27 _____
28 ² Unless otherwise indicated, “Debtors” as used herein excludes KSMP and Live Oak Investments, LP.

1 have mortgages. Our intent is to clean up the Subject Property (grounds, interiors, and systems as
2 needed), rent or lease the units to long-term tenants, and hold the Subject Property as an investment
3 for the long-term—just like the rest of the assets we own.

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

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

8
9 Dated: 12/20/2025 | 1:09 PM PST

DocuSigned by:
/s/ 
0106253C83824DD
Kevin Kaz, Manager
KDM Sonoma, LLC

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