**In re KS Mattson Partners, LP**
**Case No 24-10715**
**Voluntary Creditor Questionnaire**

**We are requesting your help.**

As many of you may know, Robbin L. Itkin was appointed as the Responsible Individual for Debtor KS Mattson Partners, LP ("**KSMP**") on June 9, 2025, with effect from June 16, 2025. When she took over KSMP's affairs, there was very limited information available to her. Prior to her involvement, KSMP did not maintain traditional books and records, and many documents and contracts she would expect to find — including investor contracts — appear to have been seized by the government and continue to remain unavailable to her.

Since her appointment, the Responsible Individual and her team have been working hard to piece together KSMP's records and transactions. Together, we've made progress, but many important details are still missing. By filling out this questionnaire, you can help fill in those gaps so that claims can be understood and handled as efficiently and fairly as possible.

We do not take our request of you lightly. We understand that reviewing these past events may be difficult. Many of you are victims of Kenneth Mattson's alleged fraudulent scheme, and going back through those experiences can be upsetting. We want to acknowledge that reality and sincerely appreciate the time and effort you are taking to provide this information, should you choose to do so.

If you are willing and able to help us, please provide as much information as you can. If you are unsure about specific facts or details, that's okay — please just answer to the best of your knowledge.

**Confidentiality**

**Will my information be public?**
No. Your questionnaire will not be posted online or made part of the public bankruptcy records. It will be kept private.

**Who will see it?**
Only a small group of people connected to the case, such as KSMP, the court-appointed Responsible Individual, the LeFever Mattson Creditors' Committee, Socotra Capital, and—if needed—any mediator or trustee who helps distribute funds. Their lawyers and professional advisors may also review it, as well as the professional advisors for the LeFever Mattson Debtors.

**Can I trust that it will stay private?**
Yes. Every single person who has access is legally required to keep your information confidential. They may only use it to help move this case forward and to protect the interests of people affected.

**Important Instructions**

- **This questionnaire is voluntary and not required by the Court. Completing it will not affect whether your Proof of Claim is valid.**

- Your completed and properly filed Proof of Claim is the official document that establishes your claim in the bankruptcy case. You must be sure to fully complete the Proof of Claim form and provide all necessary documentation with it to ensure that your claim meets the requirements of the Bankruptcy Code.

- If you provide documents to us with this questionnaire, you should also include the same documents with your Proof of Claim form. Alternatively, you can simply note on this form (where applicable) that we may find the relevant documentation in your Proof of Claim form.

- You may fill out just one questionnaire to cover yourself, your spouse and any other trust, partnership or investment vehicle through which your family may have transacted with KSMP.

- You may complete this form either in paper copy (returning it along with your Proof of Claim form) or online at https://veritaglobal.net/LM.

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**Instructions**: Please complete Part 1. For Parts 2–7, fill out only those that apply to your situation. If a section does not apply to you, please skip it. You may attach additional pages if you run out of space.

**Part 1: Your Information**

1. Your full name: _____

2. Current mailing address: _____

3. Phone number: _____

4. Email address: _____

5. Preferred way for the Debtor KSMP and its professionals to contact you about this questionnaire (please check one):
   - Mail ☐
   - Email ☐
   - Phone ☐
   - Other (please specify): _____

6. Secondary contact person (optional):
   - Name: _____
   - Relationship to you: _____
   - Phone number: _____
   - Email address: _____

7. Please list all names in which you, your spouse, or any other family member (or an entity related to any of you, such as an IRA, partnership, living trust, or family trust) transacted with the Debtor, Mr. Mattson, Perris Freeway Partners, LP, Speciality Properties Partners, LP, and/or Treehouse Investments LP.

8. If you are represented by an attorney in connection with your claims, please provide your attorney's information:
- Attorney name: _____
- Attorney phone: _____
- Attorney email: _____

**Part 2: Your Investments in KS Mattson Partners, LP (Ownership Interests)**

Complete this section only if you invested in what you understood to be an **ownership or partnership interest in KSMP itself** (not in any LeFever Mattson Debtor or in a specific property or project owned by KSMP—those are covered in the next section). If you did not invest directly in KSMP, skip to Part 3.

**Dates and amounts of investments in KSMP made by you, your spouse, family member or related entity:**

| Name in Which Investment Was Made | Date of Investment | Amount Invested |
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**Payments you, your spouse, family member or related entity received on account of an ownership interests in KSMP:**

| Who Made the Payment (i.e., KSMP or another entity)? | Who Received the Payment (i.e., you, your spouse, family member, IRA, living trust or family trust)? | Date of Payment | Amount Paid | Was the Payment Earmarked for or Related to a Specific Investment of KSMP? |
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**Supporting documentation**: If you have attached relevant contracts, checks, or other documents to your Proof of Claim, please check here: YES ☐ NO ☐

**Part 3: Ownership Investments in Real Property with KSMP (i.e., so-called Tenancy in Common or "TIC" Interests)**

Please complete this section if you (or a related entity, such as a spouse, family member, IRA, living trust, or family trust) entered into a transaction where you believed you were purchasing an ownership interest in a particular property or project from KSMP. If not, skip to Part 4.

Below is a list of the properties in which KSMP is believed currently to be on record title:

| Address | APIN |
|---|---|
| 1014-1018 1st St W, Sonoma, CA 95476 | 128-083-012 |
| 1022 1st St W, Sonoma, CA 95476 | 128-083-012 |
| 1549 E Napa St, Sonoma, CA 95476 | 127-312-059 |

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| 1549A E Napa St, Sonoma, CA 95476 | 127-312-059 |
| 18010 Hwy 12, Boyes Hot Springs, CA 95476 | 056-385-002 |
| 18275 Sonoma Highway, Boyes Hot Springs, CA 95416 | 056-415-017 |
| 18285 Hwy 12, El Verano, CA 95476 | 056-415-020 |
| Arroyo Rd, Boyes Hot Springs, CA 95416 | 056-415-016 |
| 320 Arroyo Rd, Boyes Hot Springs, CA 95416 | 056-415-018 |
| 1834-1836 Ocean Front, Del Mar, CA 92014 | 299-147-05 |
| 18590 Hwy 12, Boyes Hot Springs, CA 95476 | 056-501-061 |
| 19357 Hwy 12, Sonoma, CA 95476 | |
| 19331 Hwy 12, Sonoma, CA 95476 | 127-141-006 |
| 19339 Hwy 12, Sonoma, CA 95476 | 127-141-006 |
| 19343 Hwy 12, Sonoma, CA 95476 | 127-141-006 |
| 19355 Hwy 12, Sonoma, CA 95476 | 127-141-006 |
| 22 Boyes Blvd, Boyes Hot Springs, CA 95476 | 056-402-001 |
| 22666 Broadway, Sonoma, CA 95476 | 128-422-040 |
| 22666A Broadway, Sonoma, CA 95476 | 128-422-040 |
| 230 E Napa St, Sonoma, CA 95476 | 018-222-009 |
| 23105 Millerick Road, Sonoma, CA 95476 | 128-445-006 |
| 2500 Castle Rd, Sonoma, CA 95476 | 127-790-003 |
| 3003 Castle Rd, Sonoma, CA 95476 | 127-790-004 |
| 3200 Castle Rd, Sonoma, CA 95476 | 127-790-005 |
| 405 London Way, Agua Caliente, CA 95476 | 056-564-022, 023 |
| 414 W Napa St, Sonoma, CA 95476 | 018-193-047 |
| 415 Pacific Ave., Piedmont, CA 94611 | 51-4700-12, 13 |
| 443 Casabonne Lane, Sonoma, CA 95476 | 018-111-076 |
| 450G 1st Street East, Sonoma, CA 95476 | 018-790-016 |
| 450J 1st Street East, Sonoma, CA 95476 | 018-790-018 |
| 450 1st St E #A,B, K, Sonoma, CA 95476 | 018-790-020 |
| 454 15th Street, Del Mar, CA 92014 | 299-280-29 |
| 47 and 49 Natoma Street, Folsom, CA | 071-0310-001, 009 |
| 531 Camino Del Mar, Del Mar, CA 92014 | 300-331-14-01 |
| 533 Camino Del Mar, Del Mar, CA 92014 | 300-331-14-02 |
| 62 Farragut Ave., Piedmont, CA 94610 | 51-4786-008 |
| 8340/8350 Auburn Blvd, Citrus Heights, CA 95610 | 204-0461-042 |
| 856 4th St E, Sonoma, CA 95476 | 018-381-050 |
| 904 Highway 121, Sonoma, CA 95476 | 128-441-011 |
| 969 Rachael Rd, Sonoma, CA 95476 | 127-540-001 |
| 5202 Gateway Plaza Dr, Benicia, CA 94510 | 0080-380-030 |
| 5234 Gateway Plaza Dr, Benicia, CA 94510 | 0080-380-060 |

If you believe you have an ownership interest in any of these properties, please go to **Appendix A** (at the back of this questionnaire) and complete the chart for every property in which you believe you hold an interest. If a property in which you believe you purchased an interest from KSMP does not appear in the above list, that's okay — please write in the address and still complete the chart. We expect that some properties may have subsequently been transferred out of KSMP's possession.

**Part 4: Loans Secured by Collateral**

Complete this section if you believe you (or a related entity, such as a spouse, family member, IRA, living trust, or family trust) loaned money to KSMP in exchange for, or for any other reason received, a lien or collateral interest in one or more of KSMP's properties. Examples of collateral interests may include deeds of trust, mortgages, UCC financing statements, or similar security documents. If not, skip to Part 5.

| Name of Party Making the Loan | Date of Loan | Name of Borrower on Loan | Description of Collateral Security | Repayment Dates and Amounts | Were Any Payments Interest, Principal or a Combination? |
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If you received a lien or collateral interest (including a deed of trust mortgage or similar security document) but did not make a loan to KSMP, please provide details regarding that transaction here and provide any relevant documentation (or indicate that it is included with your Proof of Claim).

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**Supporting documentation**: If you have attached relevant contracts, checks, or other documents to your Proof of Claim, please check here: YES ☐ NO ☐

**Part 5: Your Investments in Perris Freeway Partners, LP, Specialty Properties Partners, LP and/or Treehouse Investments, LP (Ownership Interests)**

Complete this section if you entered into a transaction where you thought you were purchasing an **ownership or partnership interest** in any of the following entities, for which KSMP is the general partner:

- Perris Freeway Partners,
- LP, Specialty Properties Partners,
- LP and/or Treehouse Investments, LP.

If you did not invest directly in any of these entities, skip to Part 6.

**Dates and amounts of investments made by you, your spouse, family member or related entity:**

| Entity in Which Investment Was Made | Name in Which Investment Was Made | Date of Investment | Amount Invested |
|---|---|---|---|
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**Payments you, your spouse, family member or entity received from KSMP in relationship to these entities:**

| Who Issued the Payment (i.e., Perris Freeway, Specialty Properties, Treehouse or another entity)? | Who Received the Payment (i.e., you, your spouse, family member, IRA, living trust or family trust)? | Date of Payment | Amount Paid | Was the Payment Earmarked to a Particular Entity or Property? |
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**Supporting documentation**: Please attach any relevant contracts, checks, or other documents that are available.

**Part 6: Claims Filed in the LeFever Mattson Debtors' Bankruptcy Cases**

Complete this section if you (or a related entity, such as a spouse, family member, IRA, living trust, or family trust) filed a claim in the bankruptcy cases of the affiliated LeFever Mattson Debtors. A schedule of LeFever Mattson Debtors is provided in **Appendix B**. If not, skip to Part 7.

1. Did you or a related entity file a claim in the LeFever Mattson bankruptcy cases?
YES ☐ NO ☐
2. If yes, does that claim involve the same facts or circumstances as the claim you are asserting in this case?
YES ☐ NO ☐

3. If yes, please list the claim number(s) and/or attach a copy of the claim(s).

**Part 7: Other Claims or Interests**

If you believe you may have any other type of claim or interest in connection with KSMP, Perris Freeway Partners, LP, Specialty Properties Partners, LP or Treehouse Investments, LP—or any other entity that is affiliated with KSMP or Mr. Mattson that is not listed on Appendix B—that has not been covered above, please describe it here. This may include, but is not limited to, loans, unpaid loans, services, or other agreements.

**Thank You**

The Responsible Individual and her professionals greatly appreciate your time and effort in completing this voluntary questionnaire. Your willingness to share information will help us piece together KSMP's affairs and ensure that all creditors are treated as fairly as possible.

If you have any questions about this questionnaire, please email us at: KSMP@hoganlovells.com

**Appendix A – ONLY FOR Ownership Investments in Real Property with KSMP (i.e., so-called Tenancy in Common or "TIC" Interests)**

**Investment 1:**

1. Property Address:

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   | |

2. Name of Purchasing Entity:

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3. Date of Ownership Investment and Amount(s) Invested (if more than one investment was made in a single property, please list the date and amount of each investment):

   _____

4. Amount(s) of Investment (if more than one investment was made, please list date:

   _____

5. Percent Ownership Interest You Believe You Hold:

   _____

6. Entity With Whom You Contracted to Purchased the Ownership Interest:

   _____

7. Was your investment part of a 1031 Exchange? YES ☐ NO ☐
   If so, please provide:
   The address of the property you exchanged out of: _____
   The approximate date of the exchange: _____
   [Whether any exchange intermediary remains involved in connection with your investment:

   _____]

8. Subsequent Payments Made to KSMP (or other persons or entities) for Property Maintenance, Taxes or Other Expenses

| **Approximate Payment Date** | **Amount** | **Form of Payment** | **Entity to Whom Payment Was Made** |
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9. Did you receive any payments from KSMP (or any other person or entity) on account of your ownership interest?

| **Approximate Payment Date** | **Amount** | **Form of Payment** | **Entity Which Made the Payment** |
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***Please indicate whether your purchase agreement is attached to any Proof of Claim you are filing in the KSMP bankruptcy.*** YES ☐ NO ☐

***If you have not filed a Proof of Claim, please attach a copy of the purchase agreement to this Questionnaire so that we can make sure we know about your transaction, particularly if it does not appear on title.***

If you have no other Ownership Investments in Real Property with KSMP to report, you have completed this Appendix. If you have others to report, please do so below. If you need additional pages beyond those provided, please feel free to print them and attach them to your mailed copy or upload them to your completed online questionnaire.

**Investment 2:**

1. Property Address:

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2. Name of Purchasing Entity:

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3. Date of Ownership Investment and Amount(s) Invested (if more than one investment was made in a single property, please list the date and amount of each investment):

   _____

4. Amount(s) of Investment (if more than one investment was made, please list date:

   _____

5. Percent Ownership Interest You Believe You Hold:

   _____

6. Entity With Whom You Contracted to Purchased the Ownership Interest:

   _____

7. Was your investment part of a 1031 Exchange? YES ☐ NO ☐
   If so, please provide:
   The address of the property you exchanged out of: _____
   The approximate date of the exchange: _____
   [Whether any exchange intermediary remains involved in connection with your investment:
   _____]
8. Subsequent Payments Made to KSMP (or other persons or entities) for Property Maintenance, Taxes or Other Expenses

| **Approximate Payment Date** | **Amount** | **Form of Payment** | **Entity to Whom Payment Was Made** |
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9. Did you receive any payments from KSMP (or any other person or entity) on account of your ownership interest?

| **Approximate Payment Date** | **Amount** | **Form of Payment** | **Entity Which Made the Payment** |
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***Please indicate whether your purchase agreement is attached to any proof of claim you are filing in the KSMP bankruptcy.*** YES ☐ NO ☐

***If you have not filed a proof of claim, please attach a copy of the purchase agreement to this Questionnaire so that we can make sure we know about your transaction, particularly if it does not appear on title.***

**Investment 3:**

1. Property Address:

2. Name of Purchasing Entity:

3. Date of Ownereship Investment and Amount(s) Invested (if more than one investment was made in a single property, please list the date and amount of each investment):
   _____
4. Amount(s) of Investment (if more than one investment was made, please list date:
   _____
5. Percent Ownership Interest You Believe You Hold:

   _____
6. Entity With Whom You Contracted to Purchased the Ownership Interest:
   _____
7. Was 1. your investment part of a 1031 Exchange? YES ☐ NO ☐
   If so, please provide:
   The address of the property you exchanged out of: _____
   The approximate date of the exchange: _____
   [Whether any exchange intermediary remains involved in connection with your investment:
   _____]

8. Subsequent Payments Made to KSMP (or other persons or entities) for Property Maintenance, Taxes or Other Expenses

| **Approximate Payment Date** | **Amount** | **Form of Payment** | **Entity to Whom Payment Was Made** |
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9. Did you receive any payments from KSMP (or any other person or entity) on account of your ownership interest?

| **Approximate Payment Date** | **Amount** | **Form of Payment** | **Entity Which Made the Payment** |
|---|---|---|---|
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***Please indicate whether your purchase agreement is attached to any proof of claim you are filing in the KSMP bankruptcy.*** YES ☐ NO ☐

***If you have not filed a proof of claim, please attach a copy of the purchase agreement to this Questionnaire so that we can make sure we know about your transaction, particularly if it does not appear on title.***

# Appendix B to Voluntary Questionnaire

| Debtor Name | Petition Date | Tax ID | Case No. |
|---|---|---|---|
| Apan Partners LLC | 9/12/2024 | N/A | 24-10487 |
| Autumn Wood I, LP | 9/12/2024 | 20-0164208 | 24-10488 |
| Bay Tree, LP | 9/12/2024 | 82-1071378 | 24-10489 |
| Beach Pine, LP | 9/12/2024 | 83-2643272 | 24-10490 |
| Bishop Pine, LP | 9/12/2024 | 83-2643038 | 24-10491 |
| Black Walnut, LP | 9/12/2024 | 47-2451858 | 24-10492 |
| Buck Avenue Apartments, LP | 9/12/2024 | 54-2090323 | 24-10493 |
| Buckeye Tree, LP | 9/12/2024 | 88-2980108 | 24-10494 |
| Bur Oak, LP | 9/12/2024 | 87-4699497 | 24-10495 |
| Butcher Road Partners, LLC | 9/12/2024 | 45-5159521 | 24-10496 |
| California Investment Properties, a California corporation | 9/12/2024 | 30-0289474 | 24-10543 |
| Cambria Pine, LP | 9/12/2024 | 83-2644771 | 24-10497 |
| Chestnut Oak, LP | 9/12/2024 | 87-4702239 | 24-10498 |
| Country Oaks I, LP | 9/12/2024 | 26-0860694 | 24-10499 |
| Divi Divi Tree, L.P. | 9/12/2024 | 71-0926806 | 24-10500 |
| Douglas Fir Investments, LP | 9/12/2024 | 47-4674444 | 24-10501 |
| Firetree I, LP | 9/12/2024 | 82-3519393 | 24-10502 |
| Firetree II, LP | 9/12/2024 | 82-3519554 | 24-10503 |
| Firetree III, LP | 9/12/2024 | 82-3919655 | 24-10504 |
| Foxtail Pine, LP | 9/12/2024 | 83-2643197 | 24-10505 |
| Ginko Tree, LP | 9/12/2024 | 88-2960976 | 24-10506 |
| Golden Tree, LP | 9/12/2024 | 82-1060045 | 24-10507 |
| Hagar Properties, LP | 9/12/2024 | 04-3598044 | 24-10508 |
| Heacock Park Apartments, LP | 9/12/2024 | 46-3737509 | 24-10509 |
| Home Tax Service of America, Inc.,<br>dba LeFever Mattson Property Management | 9/12/2024 | 68-0262554 | 24-10544 |
| LeFever Mattson I, LLC | 9/12/2024 | 47-4960075 | 24-10510 |
| LeFever Mattson, a California corporation | 9/12/2024 | 68-0197537 | 24-10545 |
| Live Oak Investments, LP | 9/12/2024 | 47-3786181 | 24-10511 |
| Monterey Pine, LP | 9/12/2024 | 83-2644824 | 24-10512 |
| Napa Elm, LP | 9/12/2024 | 54-2090332 | 24-10513 |
| Nut Pine, LP | 9/12/2024 | 83-2661795 | 24-10514 |
| Pinecone, LP | 9/12/2024 | 84-2395880 | 24-10515 |
| Pinewood Condominiums, LP | 10/2/2024 | 54-2090329 | 24-10598 |
| Ponderosa Pines, LP | 10/2/2024 | N/A | 24-10599 |
| Red Cedar Tree, LP | 9/12/2024 | 88-3572519 | 24-10517 |
| Red Mulberry Tree, LP | 9/12/2024 | 88-3572594 | 24-10518 |

| Debtor Name | Petition Date | Tax ID | Case No. |
|---|---|---|---|
| Red Oak Tree, LP | 9/12/2024 | 92-1008382 | 24-10520 |
| Red Oak, LP | 9/12/2024 | 61-2022650 | 24-10519 |
| Red Spruce Tree, LP | 9/12/2024 | 92-0780568 | 24-10521 |
| Redbud Tree, LP | 9/12/2024 | 88-2961999 | 24-10516 |
| River Birch, LP | 9/12/2024 | 86-3020630 | 24-10522 |
| River Tree Partners, LP | 9/12/2024 | 81-3671554 | 24-10523 |
| River View Shopping Center 1, LLC | 9/12/2024 | 47-4186147 | 24-10524 |
| River View Shopping Center 2, LLC | 9/12/2024 | 47-4186476 | 24-10525 |
| RT Capitol Mall, LP | 9/12/2024 | 81-3775896 | 24-10526 |
| RT Golden Hills, LP | 9/12/2024 | 81-3708073 | 24-10527 |
| Scotch Pine, LP | 9/12/2024 | 86-3043628 | 24-10528 |
| Sequoia Investment Properties, LP | 9/12/2024 | 32-0136044 | 24-10529 |
| Sienna Pointe, LLC | 9/12/2024 | 47-4712579 | 24-10530 |
| Spruce Pine, LP | 9/12/2024 | 84-2396399 | 24-10532 |
| Tradewinds Apartments, LP | 9/12/2024 | 54-2090326 | 24-10533 |
| Vaca Villa Apartments, LP | 9/12/2024 | 54-2090327 | 24-10534 |
| Valley Oak Investments, LP | 9/12/2024 | 47-3383417 | 24-10535 |
| Watertree I, LP | 9/12/2024 | 82-3519819 | 24-10536 |
| Willow Oak, LP | 9/12/2024 | 87-4700495 | 24-10537 |
| Windscape Apartments I, LP | 9/12/2024 | 26-0860477 | 24-10538 |
| Windscape Apartments II, LP | 9/12/2024 | 26-0860509 | 24-10539 |
| Windscape Apartments, LLC | 9/6/2024 | 83-1597353 | 24-10417 |
| Windscape Holdings, LLC | 9/12/2024 | 83-1608759 | 24-10540 |
| Windtree, LP | 9/12/2024 | 82-4974654 | 24-10541 |
| Yellow Poplar, LP | 9/12/2024 | 86-3043392 | 24-10542 |