

EXHIBIT E

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF WEST VIRGINIA**

In re:

PANTHERA ENTERPRISES, LLC,

Debtor

BK No. 2:19-bk-00787

Chapter 7

**WEST VIRGINIA ECONOMIC
DEVELOPMENT AUTHORITY,**

Movant

v.

PANTHERA ENTERPRISES, LLC,

Respondent

DECLARATION

Pursuant to 28 U.S.C § 1746, the undersigned Robert L. Starer states as follows:

1. I am the Manager and CEO of Panthera Training, LLC ("Training"). I make this Declaration based upon my personal knowledge of the facts stated herein.

2. On June 1, 2018, Training took over operation of the security operations training facility ("Facility") conducted at the Debtor's real property located in Hardy County, West Virginia ("Real Property"). Since June 1, 2018, Training has conducted training at the Facility and leased and maintained the Real Property together with the improvements, structures and buildings located thereon.

3. There are 6 buildings on the Real Property that have been referred to as the "Modular Buildings." These 6 buildings were constructed using 38 modular building units or components. These Modular Buildings were purchased by the Debtor on or about July 23, 2015. To my knowledge, the Modular Buildings have been on the Real Property since before July 23, 2015, and they have always been used in and for the operation of the Facility on the Real Property.

4. The Modular Buildings are attached to the Real Property. The Modular Buildings' undercarriages sit on cinder blocks, which are set on concrete foundations, with the undercarriage affixed to the ground with metal straps. The metal straps are, in turn, attached to large augers

drilled into the ground. The Modular Buildings are permanently connected to sewer and electrical services and a fresh water supply.

5. The above-described means of annexing the Modular Buildings to the real property were already in place when Training took over operation of the Facility.

6. Attached as **Exhibit B** to this Declaration is the Exhibit B that was attached to the Contract of Sale, pursuant to which the Debtor purchased the modular units. There are six buildings depicted in the Contract of Sale Exhibit B, which are:

- on page 7 of Exhibit B, the "track classrooms" building located in the area of the paved track, which are constructed with 10 of the modular units;
- on page 8 of Exhibit B, beginning from the left, first, the kitchen and eating facility constructed with 5 modular units; second, the main or "upper" classroom building, constructed with 12 modular units; third, the office headquarters, constructed with 4 modular units; and fourth, a building containing offices available to clients, also constructed with 4 modular units;
- on page 9 of Exhibit B, the "range classrooms" building which located in the area of the shooting ranges, constructed with 3 modular units.

The six buildings shown in Exhibit B to the Contract of Sale are in the same configuration and use today.

7. The photographs attached as **Exhibits A1 through A4** depict the "range classroom building" and one of its typical classrooms. These classrooms are used in connection with weapons courses conducted on the Facility's shooting ranges. **Exhibit A3** depicts the permanent electric service connection that is typical with each of the Modular Buildings. **Exhibit A4** is a picture of underneath this building showing how it is mounted on cinder blocks which in turn are attached to concrete foundations.

8. The Facility's "track classroom building" is shown in the photographs attached as **Exhibits C1 and C2**. As the name suggests, each of the driving courses conducted on the Facility's three tracks involve some amount of classroom training conducted in this building. The photograph attached as **Exhibit C2** is of one of the large classrooms in this building. Four modular units were needed to construct this classroom.

9. The photographs attached as **Exhibits D1 through D3** show the upper classroom building. **Exhibit D3** is a photograph of one of the typical classrooms contained in this building. **Exhibit D2** is the padded close quarters combat room located in this building. Virtually all of the training courses conducted at the Facility involve the use of one or more of the classrooms located in this building.

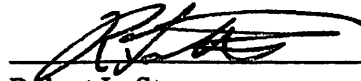
10. **Exhibits E1 through E3** are photographs of the dining hall, its dining room and kitchen. Five modular units were required to construct the dining room shown in E2.

11. **Exhibits F1 through F3** show the Facility's headquarters building where the reception and check-in area, conference room and administrative offices are located.

12. Lastly, **Exhibits G1 through G2** show the building that contains offices used by the Facility's clients and a typical client office.

13. Each of these Modular Buildings been constructed, adapted or modified in their unique way to serve the Facility's needs and purpose as a security operations tactical training facility.

I declare under penalties of perjury that the foregoing is true and correct. Executed this 19th day of May, 2021.



Robert L. Starer