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8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **SANTA ANA DIVISION**

11 In re
12 PPA HOLDINGS, LLC, a California limited
13 liability company,
14 Debtor and
15 Debtor-in-Possession.

Case No. 8:09-bk-16353-ES
Chapter 11
(Jointly Administered with Case Nos.
8:09-bk-16355-ES; 8:09-bk-16358-ES;
8:09-bk-16361-ES; 8:09-bk-16363-ES;
8:09-bk-16367-ES; 8:09-bk-16369-ES;
8:09-bk-16371-ES; 8:09-bk-16372-ES;
8:09-bk-16378-ES; 8:09-bk-16380-ES;
8:09-bk-16383-ES; 8:09-bk-16385-ES;
8:09-bk-16386-ES; 8:09-bk-16388-ES;
8:09-bk-16390-ES; 8:09-bk-16393-ES;
8:09-bk-16395-ES; 8:09-bk-16396-ES;
8:09-bk-16399-ES; 8:09-bk-16402-ES; and
8:09-bk-16404-ES)

- 16 _____ Affects All Debtors
- 17 X Affects PPA HOLDINGS, LLC, a
California limited liability company
- 18 X Affects PACIFIC PROPERTY
ASSETS, LLC, a California limited
19 liability company
- 20 X Affects PPA RIVERSIDE
APARTMENTS, a California limited
21 liability company
- 22 _____ Affects PACIFIC PROPERTY
ASSETS II, LLC, a California
23 limited liability company
- 24 X Affects BELL COVE, LLC, a
California limited liability company
- 25 X Affects COUNTRY CLUB
GREENS, LLC, a California limited
26 liability company
- 27 _____ Affects SYCAMORE SHADOWS,
LLC, a California limited liability
28 company

**ORDER GRANTING IN PART THE
CHAPTER 11 TRUSTEE'S MOTION FOR
ORDER AUTHORIZING ABANDONMENT
OF CERTAIN REAL AND PERSONAL
PROPERTY**

Hearing Information
DATE: August 6, 2010
TIME: 10:00 a.m.
PLACE: Courtroom 5A
411 W. Fourth St.
Santa Ana, CA 92701

Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP
650 Town Center Drive, Suite 950
Costa Mesa, California 92626
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Wang Ekvall & Strok, LLP**
650 Town Center Drive, Suite 960
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- 1 _____ Affects PPA ARIZONA I, LLC, a
2 Delaware limited liability company
- 3 _____ Affects PPA ARIZONA II, LLC, a
4 Delaware limited liability company
- 4 X Affects PPA VISTA VILLAGE, LLC,
an Arizona limited liability company
- 5 _____ Affects PPA TOWNE CENTER,
6 LLC, a California limited liability
company
- 7 X Affects SUNDANCER
8 APARTMENTS, LLC, a California
limited liability company
- 9 X Affects DOBSON SPRINGS, LLC,
an Arizona limited liability company
- 10 _____ Affects VILLA ROSE AVENUE,
11 LLC, a California limited liability
company
- 12 _____ Affects HARBOR VIEW
13 CONDOMINIUMS, LLC, a
California limited liability company
- 14 _____ Affects PPA OPPORTUNITY
15 FUND, LLC, a California limited
liability company
- 16 _____ Affects PPA EQUITIES, LLC, a
California limited liability company
- 17 _____ Affects PPA DESERT VIEW, LLC,
18 a California limited liability
company
- 19 _____ Affects RIDGEMONT
20 CONDOMINIUMS, LLC, a
California limited liability company
- 21 X Affects VILLA LAS BRISAS
CONDOMINIUMS, LLC, a
22 California limited liability company
- 23 X Affects 2130 GROUP
PARTNERSHIP, LLC, an Arizona
24 limited liability company
- 25 X Affects AAA INVESTMENT
26 PROPERTIES, LLC, an Arizona
limited liability company

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1 On May 20, 2010, in the above-captioned cases, a hearing was held on the Motion
2 for Order Authorizing Abandonment of Certain Real and Personal Property (the "Motion")
3 filed by Thomas H. Casey, the chapter 11 trustee (the "Trustee") for the jointly
4 administered estates of the above-captioned debtors (each a "Debtor" and collectively, the
5 "Debtors"). On May 20, 2010, the Court entered an *Order Granting in Part and Continuing*
6 *the Hearing on the Chapter 11 Trustee's Motion for Order Authorizing Abandonment of*
7 *Certain Real and Personal Property* [Docket No. 842]. On August 6, 2010 at 10:00 a.m.,
8 the Court held the continued hearing on the Motion. Appearances were as noted on the
9 record. Any capitalized term not defined herein shall have the meaning ascribed to it in
10 the Motion

11 Having considered the Motion, and all papers submitted in support thereof and
12 opposition thereto, and finding that notice and service were proper and good cause
13 therefor,

14 **IT IS HEREBY ORDERED** that:

- 15 1. The Motion is granted as to the following nine properties:
- 16 a. 630 Nebraska, Long Beach, CA;
 - 17 b. 638 Nebraska, Long Beach, CA;
 - 18 c. 761 Rose, Long Beach CA;
 - 19 d. 1365 Ohio, Long Beach, CA;
 - 20 e. 1610 Cherry, Long Beach, CA;
 - 21 f. 1742 Cherry, Long Beach, CA;
 - 22 g. 2225-2233 Pine, Long Beach, CA;
 - 23 h. 1765 Cedar, Long Beach, CA; and
 - 24 i. 709 Elm Street, Long Beach, CA.

25 The above-listed properties shall hereafter be collectively referred to as the "Abandoned
26 Assets." The Abandoned Assets do not include any cash, deposits, or rental income
27 associated with the Abandoned Assets currently in the possession or control of the
28 Trustee or the Debtors.

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| In re: PPA HOLDINGS, LLC, a California limited liability company Debtor(s). | CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES |
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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

650 Town Center Drive, Suite 950, Costa Mesa, California 92626

A true and correct copy of the foregoing document described **ORDER GRANTING IN PART THE CHAPTER 11 TRUSTEE'S MOTION FOR ORDER AUTHORIZING ABANDONMENT OF CERTAIN REAL AND PERSONAL PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On _____ I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On **August 11, 2010** I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. *Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.*

Office of the United States Trustee, 411 West Fourth Street, Suite 9041, Santa Ana; CA 92701

Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **August 11, 2010** I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

BY PERSONAL DELIVERY:

The Honorable Erithe A. Smith, Ctrm. 5A
United States Bankruptcy Court
411 West Fourth Street
Santa Ana, CA 92701

Service information continued on attached page

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

8/11/10
Date

Audrey Wilson
Type Name

/s/ Audrey Wilson
Signature

| | |
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| In re: PPA HOLDINGS, LLC, a California limited liability company Debtor(s). | CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES |
|--|--|

BY E-MAIL:

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| In re: PPA HOLDINGS, LLC, a California limited liability company Debtor(s). | CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES |
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NOTE TO USERS OF THIS FORM:

- 1) Attach this form to the last page of a proposed Order or Judgment. Do not file as a separate document.
- 2) The title of the judgment or order and all service information must be filled in by the party lodging the order.
- 3) **Category I.** below: The United States trustee and case trustee (if any) will always be in this category.
- 4) **Category II.** below: List ONLY addresses for debtor (and attorney), movant (or attorney) and person/entity (or attorney) who filed an opposition to the requested relief. DO NOT list an address if person/entity is listed in category I.

NOTICE OF ENTERED ORDER AND SERVICE LIST

Notice is given by the court that a judgment or order entitled (*specify*)**ORDER GRANTING IN PART THE CHAPTER 11 TRUSTEE'S MOTION FOR ORDER AUTHORIZING ABANDONMENT OF CERTAIN REAL AND PERSONAL PROPERTY** was entered on the date indicated as "Entered" on the first page of this judgment or order and will be served in the manner indicated below:

I. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s), the foregoing document was served on the following person(s) by the court via NEF and hyperlink to the judgment or order. As of **August 11, 2010**, the following person(s) are currently on the Electronic Mail Notice List for this bankruptcy case or adversary proceeding to receive NEF transmission at the email address(es) indicated below:

Service information continued on attached page

II. SERVED BY THE COURT VIA U.S. MAIL: A copy of this notice and a true copy of this judgment or order was sent by United States Mail, first class, postage prepaid, to the following person(s) and/or entity(ies) at the address(es) indicated below:

PPA Holdings LLC
3626 E Pacific Coast Hwy
Long Beach, CA 90804
Debtor

Service information continued on attached page

III. TO BE SERVED BY THE LODGING PARTY: Within 72 hours after receipt of a copy of this judgment or order which bears an "Entered" stamp, the party lodging the judgment or order will serve a complete copy bearing an "Entered" stamp by U.S. Mail, overnight mail, facsimile transmission or email and file a proof of service of the entered order on the following person(s) and/or entity(ies) at the address(es), facsimile transmission number(s) and/or email address(es) indicated below:

Service information continued on attached page

In re: PPA HOLDINGS, LLC, a California limited liability company
Debtor(s).

CHAPTER: 11

CASE NUMBER: 8:09-bk-16353-ES

I. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING:

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| In re: PPA HOLDINGS, LLC, a California limited liability company Debtor(s). | CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES |
|--|--|

III. TO BE SERVED BY THE LODGING PARTY:

stanleyoepstein@aol.com; reps999647@aol.com; rcb@ebslaw.net; stern123@earthlink.net; preamel@aol.com; richmathias@msn.com; bfischer@morganlewis.com; mcnichol@gustlaw.com; sandrakb18@comcast.net; akailesa@cs.com; gberman@dsi.biz; beverlyross@dc.rr.com; gr81ady11@yahoo.com; gr8lady11@yahoo.com; jstiehl@sbcglobal.net; janj40ish@aol.com; chuck.schultz@cox.net; mstewart@pparealestate.com; bjamesfischer@msn.com; robert77cambell@peoplepc.com; rharris@quarles.com; robert.harris@quarles.com; bbutler@rutan.com; ppames@rutan.com; rcampo@robertcampolaw.com; resterkin@morganlewis.com; nancy.goldenberg@usdoj.gov; rrapoport@prllplaw.com; lgillis@prllplaw.com; anthony@arothmanlaw.com; krussak@frandzel.com; efiling@frandzel.com; banderson@frandzel.com; sas@soukup-schiff.com; dtennant@frankel-tenant.com; wterry@hemar-rousso.com; mwanslee@gustlaw.com; rstein@gustlaw.com; sweiss@richardsonpatel.com; brian.sirower@quarles.com; lori.winkelman@quarles.com; tim.thomason@mwmf.com; roliner@duanemorris.com; kkress@nixonpeabody.com; curtis@jyllp.com; mary@bubblesofjoy.com; lramos@ttc.lacounty.gov; paul@ptjlw.com; bill@mclaw.org; randym@cookseylaw.com; fednotice@tclaw.net; ca2nlaw@yahoo.com; drin@ymail.com; taylorg@vanderschuitlawgroup.com; leaton@ggits.com; vavilaplana@foley.com; dwlewis@swlaw.com; dcarter714@peoplepc.com; msalustro@tomcaseylaw.com; tcasey@ecf.epiqsystems.com; mstewart@apartmentsamerica.com; kent@vanderschuitlawgroup.com; mhensley@adorno.com; mark@ptjlw.com