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**CHANGES MADE BY COURT**

11 Proposed Counsel for Chapter 11 Trustee  
12 Thomas H. Casey

13 **UNITED STATES BANKRUPTCY COURT**  
14 **CENTRAL DISTRICT OF CALIFORNIA**  
15 **SANTA ANA DIVISION**

16 In re  
17 PPA HOLDINGS, LLC, a California limited  
18 liability company,  
19 Debtor and  
20 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)

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

**ORDER ON APPLICATION OF  
CHAPTER 11 TRUSTEE FOR ORDER  
AUTHORIZING EMPLOYMENT OF  
FINANCIAL ADVISOR (HAHN FIFE &  
COMPANY LLP) PURSUANT TO 11 U.S.C.  
§§ 327 AND 330**

**[No Hearing Required Pursuant to Local  
Bankruptcy Rules 2014-1(b)(1) and  
9013-1(o)]**

**Weiland, Golden,  
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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
- 5 — Affects PPA VISTA VILLAGE, LLC,  
6 an Arizona limited liability company
- 7 — Affects PPA TOWNE CENTER,  
8 LLC, a California limited liability  
company
- 9 — Affects SUNDANCER  
10 APARTMENTS, LLC, a California  
11 limited liability company
- 12 — Affects DOBSON SPRINGS, LLC,  
13 an Arizona limited liability company
- 14 — Affects VILLA ROSE AVENUE,  
15 LLC, a California limited liability  
company
- 16 — Affects HARBOR VIEW  
17 CONDOMINIUMS, LLC, a  
18 California limited liability company
- 19 — Affects PPA OPPORTUNITY  
20 FUND, LLC, a California limited  
21 liability company
- 22 — Affects PPA EQUITIES, LLC, a  
23 California limited liability company
- 24 — Affects PPA DESERT VIEW, LLC,  
25 a California limited liability  
26 company
- 27 — Affects RIDGEMONT  
28 CONDOMINIUMS, LLC, a  
California limited liability company
- Affects VILLA LAS BRISAS  
CONDOMINIUMS, LLC, a  
California limited liability company
- Affects 2130 GROUP  
PARTNERSHIP, LLC, an Arizona  
limited liability company
- Affects AAA INVESTMENT  
PROPERTIES, LLC, an Arizona  
limited liability company

**Weiland, Golden, Wang, Ekvall & Strook, LLP**  
Smiley, Wang Ekvall & Strook, LLP  
650 Town Center Drive, Suite 960  
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1 Based upon (a) the Application of Chapter 11 Trustee for Order Authorizing  
2 Employment of Financial Advisor (Hahn Fife & Company LLP) Pursuant to 11 U.S.C.  
3 §§ 327 and 330 [Docket No. 799] (the "Application"),<sup>1</sup> (b) the Supplement to Applications  
4 of Chapter 11 Trustee for Orders Authorizing Employment of (1) Counsel (Weiland,  
5 Golden, Smiley, Wang Ekvall & Strook, LLP), (2) Financial Advisor (Hahn Fife & Company  
6 LLP), and (3) Consultant (Development Specialists, Inc.) Pursuant to 11 U.S.C. §§ 327  
7 and 330 [Docket No. 891], and (c) the Declaration of Robert S. Marticello Regarding Non-  
8 Opposition to Application of Chapter 11 Trustee for Order Authorizing Employment of  
9 Financial Advisor (Hahn Fife & Company LLP) Pursuant to 11 U.S.C. §§ 327 and 330  
10 [Docket No. 921 ], no opposition to the Application or request for hearing having been  
11 filed, and good cause appearing therefor,

12 **IT IS ORDERED THAT:**

13 1. The Application is approved and the Trustee is authorized to employ Hahn  
14 Fife & Company LLP ("HFC") as his financial advisor in each of the Debtors' twenty-two  
15 jointly administered cases, with the Debtors' estates being jointly and severally liable for  
16 such fees and expenses as the Court may hereafter award to HFC in connection with its  
17 representation of the Trustee.

18 2. The terms of HFC's employment are modified as follows:

19 a. HFC will file interim fee applications every six months; and

20 b. The Trustee shall not be authorized to pay HFC, pursuant to the  
21 modified fee application procedures proposed in the Application,  
22 absent further order of the Court.

23 3. In the event that one or more of the Debtors' cases are converted to  
24 chapter 7, and the Trustee is appointed as the chapter 7 trustee in such  
25 case(s), the Trustee is authorized to employ HFC as his chapter 7 counsel

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27 <sup>1</sup> All terms not defined herein shall have the meaning ascribed to them in the Application.  
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on the same terms as are outlined in the Application, as may be modified by  
this Order.

4. The request in the Application that the Debtors' be jointly and severally  
liable for HFC's fees and expenses is Denied.

###

**Weiland, Golden,  
Smiley, Wang Ekvall & Strook, LLP**  
650 Town Center Drive, Suite 960  
Costa Mesa, CA, Illinois 92626  
Tel 714 - 966 - 1000 Fax 714 - 966 - 1002

DATED: July 9, 2010

  
United States Bankruptcy Judge

In re: <b>PPA HOLDINGS, LLC, a California limited liability company</b> Debtor(s).	CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES
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**NOTE:** When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

### 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 ON APPLICATION OF CHAPTER 11 TRUSTEE FOR ORDER AUTHORIZING EMPLOYMENT OF FINANCIAL ADVISOR (HAHN FIFE & COMPANY LLP) PURSUANT TO 11 U.S.C. §§ 327 AND 330** 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 **June 23, 2010** 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 **June 23, 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.*

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 **June 23, 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.

The Honorable Erithe Smith, 411 W. 4th Street, Suite 2030, 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.

<u>June 23, 2010</u> Date	<u>Kelly M. Rivera</u> Type Name	<u>/s/ Kelly M. Rivera</u> 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

**ADDITIONAL SERVICE INFORMATION (if needed):**

**BY U.S. MAIL**

Frank Cadigan  
United States Trustee  
411 W. 4th Street, Suite 9041  
Santa Ana, CA 92701

PPA Holdings LLC  
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Long Beach, CA 90804  
Debtor

Nanette D. Sanders, Esq.  
Todd C. Ringstad, Esq.  
Ringstad & Sanders  
2030 Main St Ste 1200  
Irvine, CA 92714  
Attorneys for Debtor

Hahn, Fife & Company  
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Geoffrey L. Berman  
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Santa Margarita, CA 92688  
Chapter 11 Trustee

Rob Warren  
Investor's Property Services  
27042 Town Center Drive, Suite 250  
Foothill Ranch, Ca 92610

Committee of Unsecured Creditors

The Hackley Family Trust of 1990  
Attn: Bart M Hackley, Jr.  
106 S. Bayfront  
Newport Beach, CA 92662

NK Enterprises, Neeta Rajkanan & Kamal Rajkanan  
Attn: Kamal Rajkanan  
925 Curtner Road  
Fremont, CA 94539

NTC & Co. FBO Alvis D. Keen  
Attn: Michael Keen  
12 High Bluff  
Laguna Niguel, CA 92677

Michael Warren & Rita Warren  
1990 Revocable Trust  
Attn: Michael Warren  
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Westlake Village, CA 91362

Elsden Corp.  
Attn: Jon Biber  
P.O. Box 248  
So. Pasadena, Ca 91031-0248

Randy Roach  
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Carson, Ca 90745  
Out of date 05/18/10

Randy Roach  
1430 Bonnie View Acres Road  
Oak Harbor WA 98277

James Brawner  
P.O. Box 684  
Pauma Valley, CA 92061

IDT Landscaping, LLC  
Attn: John Paul Jones, Sq.  
Bueler Jones, LLP  
1300 North McClintock Dr., #B-4  
Chandler, AZ 85226

In re: <b>PPA HOLDINGS, LLC, a California limited liability company</b> Debtor(s).	CHAPTER: 11 CASE NUMBER: <b>8:09-bk-16353-ES</b>
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Manuel Navarro  
Attn: Carlos Navarro  
12418 221st Street  
Hawaiian Gardens, CA 90716

Request for Special Notice  
Kent VanDerSchuit  
VanDerSchuit Law Group, APC  
5927 Priestly Drive, Suite 102  
Carlsbad, CA 92008

In re: <b>PPA HOLDINGS, LLC, a California limited liability company</b> Debtor(s).	CHAPTER: 11 CASE NUMBER: <b>8:09-bk-16353-ES</b>
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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 ON APPLICATION OF CHAPTER 11 TRUSTEE FOR ORDER AUTHORIZING EMPLOYMENT OF FINANCIAL ADVISOR (HAHN FIFE & COMPANY LLP) PURSUANT TO 11 U.S.C. §§ 327 AND 330** 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 **June 23, 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:

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**

### SERVICE LIST FOR ENTERED ORDER

#### TO BE SERVED BY THE LODGING PARTY

Frank Cadigan  
United States Trustee  
411 W. 4th Street, Suite 9041  
Santa Ana, CA 92701

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

Nanette D. Sanders, Esq.  
Todd C. Ringstad, Esq.  
Ringstad & Sanders  
2030 Main St Ste 1200  
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Attorneys for Debtor

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Chapter 11 Trustee

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Investor's Property Services  
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Foothill Ranch, Ca 92610

#### Committee of Unsecured Creditors

The Hackley Family Trust of 1990  
Attn: Bart M Hackley, Jr.  
106 S. Bayfront  
Newport Beach, CA 92662

NK Enterprises, Neeta Rajkanan & Kamal Rajkanan  
Attn: Kamal Rajkanan  
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Fremont, CA 94539

NTC & Co. FBO Alvis D. Keen  
Attn: Michael Keen  
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Laguna Niguel, CA 92677

Michael Warren & Rita Warren  
1990 Revocable Trust  
Attn: Michael Warren  
5708 White Cloud Circle  
Westlake Village, CA 91362

Elsden Corp.  
Attn: Jon Biber  
P.O. Box 248  
So. Pasadena, Ca 91031-0248

Randy Roach  
545 East 222nd Street  
Carson, Ca 90745  
Out of date 05/18/10

Randy Roach  
1430 Bonnie View Acres Road  
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James Brawner  
P.O. Box 684  
Pauma Valley, CA 92061

IDT Landscaping, LLC  
Attn: John Paul Jones, Sq.  
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In re: <b>PPA HOLDINGS, LLC, a California limited liability company</b> Debtor(s).	CHAPTER: 11  CASE NUMBER: <b>8:09-bk-16353-ES</b>
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Manuel Navarro  
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Request for Special Notice  
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