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

**ORDER ON APPLICATION OF
CHAPTER 11 TRUSTEE FOR ORDER
AUTHORIZING EMPLOYMENT OF
CHAPTER 11 COUNSEL (WEILAND,
GOLDEN, SMILEY, WANG EKVALL &
STROK, 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)]**

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Smiley, Wang Ekvall & Strok, LLP**
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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
9 company
- 10 — Affects SUNDANCER
11 APARTMENTS, LLC, a California
12 limited liability company
- 13 — Affects DOBSON SPRINGS, LLC,
14 an Arizona limited liability company
- 15 — Affects VILLA ROSE AVENUE,
16 LLC, a California limited liability
17 company
- 18 — Affects HARBOR VIEW
19 CONDOMINIUMS, LLC, a
20 California limited liability company
- 21 — Affects PPA OPPORTUNITY
22 FUND, LLC, a California limited
23 liability company
- 24 — Affects PPA EQUITIES, LLC, a
25 California limited liability company
- 26 — Affects PPA DESERT VIEW, LLC,
27 a California limited liability
28 company
- Affects RIDGEMONT
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,
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1 Based upon (a) the Application of Chapter 11 Trustee for Order Authorizing
2 Employment of Chapter 11 Counsel (Weiland, Golden, Smiley, Wang Ekvall & Strook, LLP)
3 Pursuant to 11 U.S.C. §§ 327 and 330 [Docket No. 799] (the "Application"),¹ (b) the
4 Supplement to Applications of Chapter 11 Trustee for Orders Authorizing Employment of
5 (1) Counsel (Weiland, Golden, Smiley, Wang Ekvall & Strook, LLP), (2) Financial Advisor
6 (Hahn Fife & Company LLP), and (3) Consultant (Development Specialists, Inc.) Pursuant
7 to 11 U.S.C. §§ 327 and 330 [Docket No. 891], and (c) the Declaration of Robert S.
8 Marticello Regarding Non-Opposition to Application of Chapter 11 Trustee for Order
9 Authorizing Employment of Chapter 11 Counsel (Weiland, Golden, Smiley, Wang Ekvall &
10 Strook, LLP) Pursuant to 11 U.S.C. §§ 327 and 330 [Docket No. ____], and it appearing to
11 the Court that Weiland, Golden, Smiley, Wang Ekvall & Strook, LLP (the "Firm") does not
12 hold or represent an interest adverse to the Debtors or the Debtors' estates in the matters
13 upon which it is to be engaged; that its employment is in the best interest of the Debtors'
14 bankruptcy estates; that the cases are ones justifying the Firm's employment; and good
15 cause appearing therefor,

16 **IT IS ORDERED THAT:**

17 1. The Application is approved and the Trustee is authorized to employ the
18 Firm as his chapter 11 counsel in each of the Debtors' twenty-two jointly administered
19 cases, with the Debtors' estates being jointly and severally liable for such fees and
20 expenses as the Court may hereafter award to the Firm in connection with its
21 representation of the Trustee.

22 2. The terms of the Firm's employment are modified as follows:
23 a. The Firm will file interim fee applications every six months; and
24 b. The Trustee shall not be authorized to pay the Firm, pursuant to the
25 modified fee application procedures proposed in the Application,
26 absent further order of the Court.

27
28 ¹ All terms not defined herein shall have the meaning ascribed to them in the Application.

**Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP**
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3. In the event that one or more of the Debtors' cases are converted to chapter 7, and the Trustee is appointed as the chapter 7 trustee in such case(s), the Trustee is authorized to employ the Firm as his chapter 7 counsel on the same terms as are outlined in the Application, as may be modified by this Order.
4. The request that the Court determine that the Debtors' estates are jointly and severally liable for all fees and expenses of the Firm is denied.

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DATED: July 9, 2010



United States Bankruptcy Judge

In re:	PPA HOLDINGS, LLC	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 CHAPTER 11 COUNSEL (WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, 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 _____ 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 24, 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 24, 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.

June 24, 2010
Date

Lindsay Fisk
Type Name

/s/ Lindsay Fisk
Signature

In re: PPA HOLDINGS, LLC Debtor(s).	CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES
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BY U.S. MAIL

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

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Chapter 11 Trustee

Rob Warren
Investor's Property Services
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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
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NTC & Co. FBO Alvis D. Keen
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Michael Warren & Rita Warren
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Attn: Michael Warren
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Westlake Village, CA 91362

Elsden Corp.
Attn: Jon Biber
P.O. Box 248
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~~Carson, Ca 90745~~
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Bueler Jones, LLP
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Carlsbad, CA 92008

In re:	PPA HOLDINGS, LLC	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 ON APPLICATION OF CHAPTER 11 TRUSTEE FOR ORDER AUTHORIZING EMPLOYMENT OF CHAPTER 11 COUNSEL (WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, 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 24, 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

Nanette D. Sanders, Esq.
Todd C. Ringstad, Esq.
Ringstad & Sanders
2030 Main St Ste 1200
Irvine, CA 92714
Attorneys for 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 Debtor(s).	CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES
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SERVICE LIST FOR ENTERED ORDER

BY NOTICE OF ELECTRONIC FILING ("NEF")

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In re: PPA HOLDINGS, LLC Debtor(s).	CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES
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