

FILED & ENTERED
JUN 07 2010
CLERK U.S. BANKRUPTCY COURT
Central District of California
BY reid DEPUTY CLERK

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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 X Affects PPA HOLDINGS, LLC, a
California limited liability company
- 23 X Affects PACIFIC PROPERTY
ASSETS, LLC, a California limited
liability company
- 24 _____ Affects PPA RIVERSIDE
APARTMENTS, a California limited
liability company
- 25 X 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 X Affects SYCAMORE SHADOWS,
LLC, a California limited liability
company

**ORDER ON APPLICATION OF
CHAPTER 11 TRUSTEE FOR ORDER
AUTHORIZING EMPLOYMENT OF
PROPERTY MANAGER (R&K
INTERESTS, INC., DBA INVESTORS'
PROPERTY SERVICES)**

DATE: May 7, 2010
TIME: 10:30 a.m.
CTRM: 5A

**Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP**
650 Town Center Drive, Suite 950
Costa Mesa, California 92626
Tel 714 - 966 -1000 Fax 714 -966 -1002

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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

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1 On May 7, 2010, at 10:30 a.m. in the above-affected cases, a hearing was held on
2 the Application of Chapter 11 Trustee for Order Authorizing Employment of Property
3 Manager (R&K Interests, Inc., dba Investors' Property Services) (the "Application"), filed
4 by Thomas H. Casey, the chapter 11 trustee (the "Trustee") for the estates of the following
5 ten debtors: PPA Holdings, LLC, Pacific Property Assets, LLC, Pacific Property Assets II,
6 LLC, Sycamore Shadows, LLC, PPA Arizona I, LLC, PPA Arizona II, LLC, PPA Towne
7 Center, LLC, Dobson Springs, LLC, Villa Rose Avenue, LLC, and Ridgemont
8 Condominiums, LLC (collectively, the "Trustee Debtors"), debtors and debtors-in-
9 possession in the above-captioned cases. Any capitalized terms not defined herein shall
10 have the meaning ascribed to them in the Application. Appearances were as noted on the
11 record.

12 After review of the Application, the notice of hearing on the Application, all other
13 papers filed in connection with the Application, including the response to the Application
14 filed by California Bank & Trust, the comments to the Application filed by the Debtors, and
15 the limited objection filed by Wells Fargo Bank, N.A.,¹ oral argument at the hearing, and
16 good cause appearing therefor,

17 **IT IS ORDERED THAT:**

- 18 1. The Application is approved as modified herein;
- 19 2. The Trustee is authorized to employ Investors' Property Services as his
20 property manager pursuant to 11 U.S.C. §§ 327 and 328 upon the terms set forth in the
21 Application and in the Fee Schedule attached to the Application as Exhibit "2," except that
22 the minimum fee per unit for the properties located at 151 East 1st Street, Mesa, Arizona,
23 and 1415 North Country Club Drive, Mesa, Arizona, shall be \$18, not \$23; and
24
25
26

27 ¹ As trustee for the registered holders of Banc of America Commercial Mortgage, Inc., Commercial
28 Mortgage Pass-Through Certificates, Series 2000-1.

1 3. Robert C. Warren, III is authorized to be a signatory on the Property
2 Accounts.

3 ###

**Weiland, Golden,
Smiley, Wang Ekvall & Strook, LLP**
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DATED: June 7, 2010

Erick A. Smith
United States Bankruptcy Judge

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

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 PROPERTY MANAGER (R&K INTERESTS, INC., DBA INVESTORS' PROPERTY SERVICES)** 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 **May 20, 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 **May 20, 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, Ctrm. 5A
Ronald Reagan Federal Building
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.

5/20/2010

Date

Audrey Wilson

Type Name

/s/ Audrey Wilson

Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

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

II. SERVED BY U.S. MAIL

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

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

Debtor's Counsel

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Los Angeles, CA 90071

Committee Counsel

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Quarles & Brady, LLP
One Renaissance Square
Two North Central Avenue
Phoenix, AZ 85004-2391

Counsel for Wells Fargo

Penelope Parmes, Esq.
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Rutan & Tucker
611 Anton Boulevard
Suite 1400
Costa Mesa, California 92626-1931

Counsel for California Bank & Trust

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

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 PROPERTY MANAGER (R&K INTERESTS, INC., DBA INVESTORS' PROPERTY SERVICES)** 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 **May 20, 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:

Nanette D Sanders, Esq.
Todd Ringstad, Esq.
Ringstad & Sanders
2030 Main St Ste 1200
Irvine, CA 92714
Debtor's Counsel

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

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

SERVICE LIST FOR ENTERED ORDER

I SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")

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John A Boyd fednotice@tclaw.net
Brendt C Butler BButler@rutan.com
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Sharon Z Weiss sharon.weiss@hro.com
Katherine M Windler katherine.windler@bryancave.com

TO BE SERVED BY THE LODGING PARTY BY U.S. MAIL

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

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

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

Laguan 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

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

Manuel Navarro

Attn: Carlos Navarro

12418 221st Street

Hawaii Gardens, CA 90716

GE Capital

P.O. Box 31001-0274

Pasadena, CA 91110-0274

Key Bank

911 Main Street, Suite 1500

Kansas City, MO 64105

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

In re: PPA HOLDINGS, LLC Debtor(s).	CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES
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TO BE SERVED BY THE LODGING PARTY VIA EMAIL

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