

**FILED & ENTERED**  
**AUG 23 2010**  
CLERK U.S. BANKRUPTCY COURT  
Central District of California  
BY daniels DEPUTY CLERK

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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

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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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1 2. The Abandoned Assets are deemed abandoned pursuant to 11 U.S.C.  
2 § 554(a), effective immediately, and following the abandonment of the Abandoned Assets  
3 the Trustee shall have no responsibility with respect to the Abandoned Assets, the  
4 Trustee and the Debtors' estates shall not incur any liabilities with respect to the  
5 Abandoned Assets, and the Debtor owning the Abandoned Assets shall be free to  
6 administer the Abandoned Assets, including any conveyance or assignment of any  
7 interest therein, and to stipulate to relief from the automatic stay solely with respect to any  
8 or all of the Abandoned Assets.

9 3. Any entity holding a first-priority lien against any of the Abandoned Assets is  
10 granted relief from the automatic stay imposed by 11 U.S.C. § 362(a) as to the  
11 Abandoned Assets for the sole and limited purpose of obtaining the immediate  
12 appointment of a receiver to take possession of the Abandoned Assets. Any order  
13 appointing a receiver shall not include the turnover of any cash, deposits, or rental income  
14 associated with the Abandoned Assets currently in the possession or control of the  
15 Trustee or the Debtors. All parties reserve their rights as to such cash, and the Court  
16 does not, by this Order, make any determination that any debtor, trustee, professional  
17 employed in this case or any other administrative creditor may be paid from said funds.

18 ###

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25 DATED: August 23, 2010

  
Eric A. Smith  
United States Bankruptcy Judge

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

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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**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:**

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