

**FILED & ENTERED**

**SEP 23 2010**

CLERK U.S. BANKRUPTCY COURT  
Central District of California  
BY deramus DEPUTY CLERK

1 **WEILAND, GOLDEN,**  
 2 **SMILEY, WANG EKVALL & STROK, LLP**  
 3 Evan D. Smiley, State Bar No. 161812  
 4 esmiley@wgllp.com  
 5 Robert S. Marticello, State Bar No. 244256  
 6 rmarticello@wgllp.com  
 7 650 Town Center Drive, Suite 950  
 8 Costa Mesa, California 92626  
 9 Telephone: (714) 966-1000  
 10 Facsimile: (714) 966-1002  
 11 Counsel for Chapter 11 Trustee  
 12 Thomas H. Casey

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

<p>11 In re</p> <p>12 PPA HOLDINGS, LLC, a California limited liability company,</p> <p>13 Debtor and</p> <p>14 Debtor-in-Possession.</p> <hr/> <p>15 _____ Affects All Debtors</p> <p>16 <u>  X  </u> Affects PPA HOLDINGS, LLC, a California limited liability company</p> <p>17 _____ Affects PACIFIC PROPERTY ASSETS, LLC, a California limited liability company</p> <p>18 _____ Affects PPA RIVERSIDE APARTMENTS, a California limited liability company</p> <p>19 _____ Affects PACIFIC PROPERTY ASSETS II, LLC, a California limited liability company</p> <p>20 _____ Affects BELL COVE, LLC, a California limited liability company</p> <p>21 _____ Affects COUNTRY CLUB GREENS, LLC, a California limited liability company</p> <p>22 _____ Affects SYCAMORE SHADOWS, LLC, a California limited liability company</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p>	<p>Case No. 8:09-bk-16353-ES</p> <p>Chapter 11</p> <p>(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)</p> <p><b>ORDER GRANTING CHAPTER 11 TRUSTEE'S MOTION FOR ORDER AUTHORIZING ABANDONMENT OF THE REAL PROPERTY LOCATED AT 1491 MASSACHUSETTS, RIVERSIDE, CA</b></p> <p>Hearing          DATE: September 2, 2010          TIME: 10:30 a.m.          CTRM: Courtroom 5A          411 W. Fourth St.          Santa Ana, CA 92701</p>
--	---

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

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

- 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

1 On September 2, 2010 at 10:30 a.m., in Courtroom 5A of the United States  
2 Bankruptcy Court located at 411 West Fourth Street, Santa Ana, California, the Court  
3 heard the *Chapter 11 Trustee's Motion for Order Authorizing Abandonment of the Real*  
4 *Property Located at 1491 Massachusetts, Riverside, CA* [Docket No. 968] (the "Motion")  
5 filed by Thomas H. Casey, the chapter 11 trustee (the "Trustee") for the bankruptcy estate  
6 of PPA Holdings, LLC (the "Debtor"). All appearances were as noted on the record.

7 This Court, having considered the Motion and all papers submitted in support  
8 thereof and in opposition thereto, including the memorandum of points and authorities  
9 filed in support of the Motion, the declarations and exhibits attached thereto, the  
10 opposition to the Motion filed by certain individual investor creditors [Docket No. 984] (the  
11 "Opposition"), and the Trustee's reply to the Opposition [Docket No. 996] (the "Reply"),  
12 and finding that notice and service of the Motion were proper, and, based on the authority  
13 and analysis set forth in the Motion and the Reply,

14 **IT IS HEREBY ORDERED** that:

- 15 1. The Motion is granted.
- 16 2. The 72-unit multi-family residential apartment complex located at  
17 1491 Massachusetts, Riverside, California (the "Property"), is deemed abandoned  
18 pursuant to 11 U.S.C. § 554(a), effective immediately, and following the abandonment of  
19 the Property, the Trustee shall have no responsibility with respect to the Property, and the  
20 Trustee and the Debtors' estates shall not incur any liabilities with respect to the Property.

21 ///

22 ///

23 ///



United States Bankruptcy Judge

24 DATED: September 23, 2010

25  
26  
27  
28

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



In re: <b>PPA HOLDINGS, LLC, a California limited liability company</b> 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 GRANTING CHAPTER 11 TRUSTEE'S MOTION FOR ORDER AUTHORIZING ABANDONMENT OF THE REAL PROPERTY LOCATED AT 1491 MASSACHUSETTS, RIVERSIDE, CA** 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 **September 8, 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 **September 8, 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 A. Smith, Ctrm. 5A  
United States Bankruptcy Court  
Ronald Reagan Federal Building  
411 W. 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.

9/8/10  
Date

Margaret Sciesinski  
Type Name

/s/ Margaret Sciesinski  
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, a California limited liability company**  
Debtor(s).

CHAPTER: 11

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

**BY U.S. MAIL**

Nancy Goldenberg  
United States Trustee  
411 W. 4<sup>th</sup> 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  
Irvine, CA 92714  
**Attorneys for Debtor**

Richard W. Esterkin  
Morgan Lewis & Bockius, LLP  
300 S. Grand Ave., 22nd Floor  
Los Angeles, CA 90071  
**Attorneys for Creditors' Committee**

Kent VanDerSchuit, Esq.  
VanDerSchuit Law Group, APC  
5927 Priestly Dr., Suite 102  
Carlsbad, CA 92008  
**Attorneys for Various Creditors**

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>
--	---

**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 CHAPTER 11 TRUSTEE'S MOTION FOR ORDER AUTHORIZING ABANDONMENT OF THE REAL PROPERTY LOCATED AT 1491 MASSACHUSETTS, RIVERSIDE, CA** 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 **September 8, 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, a California limited liability company**  
Debtor(s).

CHAPTER: 11

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

**SERVICE LIST FOR ENTERED ORDER**

**I. BY NOTICE OF ELECTRONIC FILING ("NEF")**

Raymond G Alvarado ralvarado@adorno.com  
Melody G Anderson manderson@hemar.com  
John A Boyd fednotice@tclaw.net  
Brendt C Butler BButler@rutan.com  
Frank Cadigan frank.cadigan@usdoj.gov  
Robert J Campo rcampo@robertcampolaw.com  
Thomas H Casey (TR) msalustro@tomcaseylaw.com, tcasey@ecf.epiqsystems.com  
Michael A Cisneros mcisneros@mac.com  
Lynsey M Eaton leaton@gglts.com  
Richard W Esterkin resterkin@morganlewis.com  
Jeffrey K Garfinkle bkgroup@buchalter.com, jgarfinkle@buchalter.com  
Nancy S Goldenberg nancy.goldenberg@usdoj.gov  
Michael D Good mgood@southbaylawfirm.com  
Catherine M Guastello cguastel@quarles.com  
Robert P Harris robert.harris@quarles.com  
Paul T Johnson ptj@paultjohnson.com  
Clifford P Jung clifford@jyllp.com, info@jyllp.com  
Kelly L Kress kkress@nixonpeabody.com  
Leib M Lerner leib.lerner@alston.com  
Adriene Lynch adriene.lynch@alston.com  
William Malcolm bill@mclaw.org  
Robert S Marticello Rmarticello@wgllp.com  
Randall P Mroczynski randym@cookseylaw.com  
Aron M Oliner roliner@duanemorris.com  
Penelope Parmes pparmes@rutan.com  
Eric S Pezold epezold@swlaw.com, dwlewis@swlaw.com  
Russell H Rapoport rrapoport@prllplaw.com, lgillis@prllplaw.com  
Todd C. Ringstad becky@ringstadlaw.com  
Anthony J Rothman anthony@arothmanlaw.com  
Kenneth N Russak krussak@frandzel.com, efiling@frandzel.com;ltokubo@frandzel.com  
Nanette D Sanders becky@ringstadlaw.com  
Scott A Schiff sas@soukup-schiff.com  
Philip E Strok pstrok@wgllp.com  
Douglas G Tennant dtennant@frankel-tenant.com  
Wayne R Terry wterry@hemar-rousso.com  
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov  
Kent VanDerSchuit kentv@vanderschuitlawgroup.com, taylorg@vanderschuitlawgroup.com  
Victor A Vilaplana vavilaplana@foley.com  
Michael A Wallin mwallin@sheppardmullin.com  
Madeleine C Wanslee mwanslee@gustlaw.com, rstein@gustlaw.com  
Sharon Z Weiss sharon.weiss@hro.com  
Katherine M Windler katherine.windler@bryancave.com



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>
--	---

**TO BE SERVED BY THE LODGING PARTY**

**SERVED VIA ELECTRONIC MAIL**

stanleyoepstein@aol.com; reps999647@aol.com; rcb@ebslaw.net; stern123@earthlink.net; krajkanan@hotmail.com; preamel@aol.com; richmathias@msn.com; bfischer@morganlewis.com; mcnichol@gustlaw.com; sandrkb18@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-tennant.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@ptjlaw.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