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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,
Smiley, Wang Ekvall & Strok, LLP**
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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
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 & Strok, LLP
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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"),¹ (b) the Supplement to Applications
4 of Chapter 11 Trustee for Orders Authorizing Employment of (1) Counsel (Weiland,
5 Golden, Smiley, Wang Ekvall & Strok, 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

26 _____
27 ¹ 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

Erica 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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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.

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

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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
David L. Hahn
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Rancho Santa Margarita, CA 92688

Todd Ringstad
Nanette Sanders
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22342 Avenida Empresa, Suite 260
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
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
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: PPA HOLDINGS, LLC, a California limited liability company Debtor(s).	CHAPTER: 11 CASE NUMBER: 8:09-bk-16353-ES
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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: 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 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
Irvine, CA 92714
Attorneys for Debtor

Hahn, Fife & Company
David L. Hahn
22342 Avenida Empresa, Suite 260
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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
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
Oak Harbor WA 98277

James Brawner
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Attn: John Paul Jones, Sq.
Bueler Jones, LLP
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Chandler, AZ 85226

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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Manuel Navarro
Attn: Carlos Navarro
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Hawaiian Gardens, CA 90716

Request for Special Notice
Kent VanDerSchuit
VanDerSchuit Law Group, APC
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