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12 Thomas H. Casey

FILED & ENTERED
AUG 04 2011
CLERK U.S. BANKRUPTCY COURT
Central District of California
BY deramus DEPUTY CLERK

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 7
(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 _____ Affects PPA HOLDINGS, LLC, a
California limited liability company
- 18 _____ Affects PACIFIC PROPERTY
ASSETS, LLC, a California limited
19 liability company
- 20 _____ Affects PPA RIVERSIDE
APARTMENTS, LLC, a California
21 limited liability company
- 22 X Affects PACIFIC PROPERTY
ASSETS II, LLC, a California
23 limited liability company
- 24 _____ Affects BELL COVE, LLC, a
California limited liability company
- 25 _____ Affects COUNTRY CLUB
GREENS, LLC, a California limited
26 liability company
- 27 _____ Affects SYCAMORE SHADOWS,
LLC, a California limited liability
28 company

**ORDER GRANTING MOTION FOR ORDER
APPROVING AND AUTHORIZING
PAYMENT OF CERTAIN EXPENSES,
SET ASIDE OF FUNDS FOR PAYMENT
OF ANTICIPATED ALLOWED FEES
AND COSTS, AND DISBURSEMENT OF
PORTION OF REMAINING NET SALE
PROCEEDS TO JUNIOR LIENHOLDERS
(1121/64/70 DAISY ST., LONG BEACH, CA)**

HEARING:

DATE: JULY 12, 2011
TIME: 10:30 A.M.
PLACE: COURTROOM 5A
411 W. FOURTH STREET
SANTA ANA, CA

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

**Weiland, Golden,
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Smiley
650 Town Center Drive, Suite 950
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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
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

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1 Having considered: (a) the *Supplement to Motion for Order Approving and*
2 *Authorizing Payment of Certain Expenses, Set Aside of Funds for Payment of Anticipated*
3 *Allowed Fees and Costs, and Disbursement of Portion of Remaining Net Sale Proceeds to*
4 *Junior Lienholders (1121/64/70 Daisy St., Long Beach, CA)* (the "Supplement"); (b) the
5 *Memorandum of Points and Authorities* filed in Support of the Supplement; (c) the
6 *Supplemental Declaration of Michael J. Weiland* filed in support of the Supplement; (d) the
7 *Motion for Order Approving and Authorizing Payment of Certain Expenses, Set Aside of*
8 *Funds for Payment of Anticipated Allowed Fees and Costs, and Disbursement of Portion*
9 *of Remaining Net Sale Proceeds to Junior Lienholders (1121/64/70 Daisy St., Long*
10 *Beach, CA)* (the "Motion"); (e) the *Memorandum of Points and Authorities* filed in Support
11 of the Motion; (f) the *Declarations of Michael J. Weiland, David L. Hahn and Thomas H.*
12 *Casey* filed in support of the Motion; (g) any oppositions to the Motion or Supplement;
13 (h) any oral testimony or other evidence presented at the hearing held on July 12, 2011,
14 on the Motion and Supplement; and (i) such other laws, facts, circumstances and
15 evidence as the Court may have deemed appropriate; and having determined that good
16 cause appears for granting the relief requested in the Motion and Supplement,

17 **IT IS HEREBY ORDERED THAT:**

- 18 1. Words and phrases defined or short titled in the Motion or Supplement will
19 have the meaning assigned them in the Motion or Supplement when capitalized and used
20 in this Order.
- 21 2. The Motion, as modified by the Supplement, is granted;
- 22 3. The distribution and payment to VanderSchuit, from the Net Proceeds, of
23 the sum of \$3,528.34, is authorized and approved, and said payment will constitute the
24 full and final satisfaction of any and all claims of VanderSchuit against the Trustee, the
25 Debtor or the Estate, relating to the Majority Action Affidavit or the sale of the Property;
- 26 4. The set-aside and reserve by the Trustee from the Net Proceeds, for the
27 future payment, subject to the approval and allowance thereof by this Court pursuant to
28 duly noticed fee applications, of the fees and costs of the Trustee and the Trustee's

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1 attorneys incurred in connection with the Majority Action Affidavit and the various actions
2 and transactions contemplated therein, including the sale of the Property, the Motion,
3 the Supplement, and the making of the distributions pursuant to this Order, of the sum of
4 \$100,000.00, is authorized and approved;

5 5. The distribution to and retention by the Trustee, from the Net Proceeds, for
6 the benefit of the Estate generally, free and clear of any and all liens, claims or interests,
7 of the sum of \$734,681.85, is authorized and approved;

8 6. The Distribution Schedule, as modified by the Supplement and attached
9 hereto as Exhibit "1", is authorized and approved;

10 7. The distribution to the Junior Lienholders, from the Net Proceeds, pursuant
11 to the Distribution Schedule, of the sum of \$897,944.49, is authorized and approved;

12 8. The distribution and retention of Surplus Funds, as set forth in Section III(D)
13 of the Motion, is authorized and approved;

14 9. The Trustee may substitute, as the payee, with respect to any distribution
15 set forth in the Distribution Schedule, the person who reasonably appears to the Trustee
16 to be the current beneficial owner of the record beneficial interest previously held by the
17 proposed payee identified in the Distribution Schedule if during the process of distributing
18 funds in accordance with the Distribution Schedule: (a) the Trustee is informed that the
19 proposed payee identified in the Distribution Schedule is either deceased or has assigned
20 its subject record beneficial interest, and (b) the Trustee is provided with reasonable
21 evidence of the identity of the current beneficial owner of such interest; and
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1 10. The Trustee is authorized to rely on the Debtor's books and records
2 regarding the names and addresses of the Junior Lienholders, and on the information
3 set forth in the Preliminary Title Report and the Supplemental Title Report regarding any
4 assignments of record beneficial interests in the Junior Note and Junior Deed of Trust,
5 and will have no duty or obligation to otherwise attempt to identify or locate any Junior
6 Lienholder.

7 ###

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DATED: August 4, 2011


United States Bankruptcy Judge

EXHIBIT "1"
DISTRIBUTION SCHEDULE
1121, 1164, 1170 DAISY AVENUE, LONG BEACH, CALIFORNIA

<u>PAYEE:</u>	<u>DISTRIBUTION:</u>	<u>PERCENTAGE:</u>
L. ANTHONY AABEL	\$ 11,456.42	1.2758%
ARTHUR ANDALON, SR. AND YVETTE ANDALON DAMF INC., A CALIFORNIA CORPORATION	\$ 17,270.19	1.9233%
D. ANDERSEN AS TRUSTEE OF THE DAMF INC. DEFINED BENEFIT TRUST DATED JANUARY 1, 2000	\$ 3,504.09	0.3902%
DEANNA J. ANTHONY, M.D., AS TRUSTEE OF THE DEANNA J. ANTHONY, M.D., INC., RETIREMENT PLAN	\$ 3,504.09	0.3902%
PATRICIA ERIN BECERRA AND FREDRICK E. GREEN AS TRUSTEES OF THE FREDRICK E. GREEN TRUST DATED APRIL 16, 2008	\$ 12,040.18	1.3409%
CAROLYN L. BERRIDGE AS TRUSTEE OF THE CAROLYN L. BERRIDGE TRUST	\$ 1,727.02	0.1923%
EUGENE BIALOWAS	\$ 3,504.09	0.3902%
B. RICHARD BLACK AS TRUSTEE OF THE B. R. BLACK TRUST DATED AUGUST 21, 2001	\$ 17,270.19	1.9233%
MICHAEL BOSLEY, JR.	\$ 12,052.22	1.3422%
TWAIN M. BREWER AS TRUSTEE OF THE TWAIN M. BREWER FAMILY TRUST	\$ 10,362.12	1.1540%
CHRISTIAN BURKE	\$ 3,504.09	0.3902%
LITA CHERNOFF AS TRUSTEE FOR THE BENEFIT OF JAMIE SANDOVAL, A MINOR	\$ 11,464.25	1.2767%
MARIANNE DELIA AS TRUSTEE OF THE MSD TRUST	\$ 3,504.09	0.3902%
MARIANNE DELIA AS TRUSTEE OF THE MSD TRUST	\$ 42,126.59	4.6914%
RONALD KEITH DONNER AS TRUSTEE OF THE RONALD KEITH DONNER SEPARATE TRUST DATED JUNE 20, 2003	\$ 30,090.42	3.3510%
WILLIAM R. AND DONNA A. DRUKKER	\$ 3,695.82	0.4116%
DEAN AND MARY ERICKSON	\$ 20,724.24	2.3080%
RAUL FIELD-ESCONDON	\$ 10,362.12	1.1540%
MARINELA GAITAN	\$ 10,362.12	1.1540%
JOHN GIBILARO	\$ 3,454.03	0.3847%
TED A. AND DONNA J. GRAHEK AS TRUSTEES OF THE GRAHEK TRUST DATED NOVEMBER 16, 1995	\$ 10,362.12	1.1540%
ESTHER W. GREEN	\$ 37,994.43	4.2313%
JOHAN B. AND HELLA HANSEN	\$ 1,727.02	0.1923%
BONNIE HAYS (FORMERLY KNOWN AS BONNIE CHAFFEE) AS TRUSTEE OF THE BONNIE CHAFFEE REVOCABLE TRUST	\$ 10,362.12	1.1540%
DEREK HINDIGIAN	\$ 3,504.09	0.3902%
COMMERCE BANK AS CUSTODIAN FOR THE BENEFIT OF MERVYN KATZ, M.D.	\$ 3,504.09	0.3902%
LARRY P. KATZ	\$ 6,018.08	0.6702%
FISERV, ISS & CO. FOR THE BENEFIT OF ALVIS D. KEEN, DECEASED, FOR THE BENEFIT OF PATRICIA A. KEEN	\$ 6,016.10	0.6700%
MELVIN T. KINGSBURY	\$ 46,462.50	5.1743%
LINCOLN TRUST CORPORATION AS TRUSTEE FOR THE BENEFIT OF GARY G. KLAPOW (#60775454)	\$ 22,510.71	2.5069%
EDITH KLAUS	\$ 12,008.36	1.3373%
DONALD KRUTHAUP AS TRUSTEE OF THE KRUTHAUP FAMILY TRUST DATED AUGUST 19, 1992	\$ 3,504.09	0.3902%
RICHARD J. O. LAMB AND DONNA L. LAMB AS TRUSTEES OF THE LAMB REVOCABLE LIVING TRUST DATED SEPTEMBER 15, 1995	\$ 28,660.65	3.1918%
WILLIAM A. LAW AND HELEN M. LAW AS TRUSTEES OF THE LAW TRUST DATED DECEMBER 2, 1987	\$ 37,994.43	4.2313%
MATTHEW LAX	\$ 13,816.16	1.5386%
GEORGE AND DOROTHY LEONG AS TRUSTEES OF THE LOENG LIVING TRUST DATED AUGUST 18, 1992, AND RESTATED APRIL 30, 2003	\$ 5,776.39	0.6433%
	\$ 10,362.12	1.1540%

EXHIBIT "1"

HAL AND FRANCES LINDEN		\$ 6,908.08	0.7693%
NANCY S. LYNN AS TRUSTEE OF THE LYNN LIVING TRUST DATED MAY 17, 1990		\$ 5,780.11	0.6437%
COLIN A. AND JANA L. MCIVER		\$ 21,818.54	2.4298%
FIRST REGIONAL BANK AS CUSTODIAN FOR THE BENEFIT OF THE JAMES T. MENDELSON IRA (#058429)		\$ 6,004.18	0.6687%
FIRST REGIONAL BANK AS CUSTODIAN FOR THE BENEFIT OF THE JONI MENDELSON IRA (#058424)		\$ 6,004.18	0.6687%
ELIZABETH D. MURPHY		\$ 3,504.09	0.3902%
TERRANCE W. NOVATT		\$ 6,908.08	0.7693%
JAMES A. AND ROSEMARIE B. OSTILLER AS TRUSTEES OF THE JAMES A. OSTILLER AND ROSEMARIE B. STILLER TRUST DATED MAY 27, 198		\$ 5,730.05	0.6381%
JAMES I. PAUL		\$ 5,782.18	0.6439%
DARIUS POURZAN AS EXECUTOR FOR, AND SUCCESSOR IN INTEREST TO, JOHN M. POURZAN, DECEASED		\$ 6,018.08	0.6702%
THOMAS H. CASEY AS CHAPTER 7 TRUSTEE OF PPA HOLDINGS, LLC		\$ 11,131.81	1.2397%
ANNE M. PRATT AS TRUSTEE OF THE ANNE PRATT REVOCABLE TRUST DATED JANUARY 29, 2003		\$ 9,024.15	1.0050%
JOHN F. AND KATHY S. RABE		\$ 6,908.08	0.7693%
DYLON AND MARY ANTONIA RIGDON		\$ 34,540.40	3.8466%
BEVERLY R. ROSS AS TRUSTEE OF THE BEVERLY R. ROSS LIVING TRUST DATED OCTOBER 21, 1999		\$ 30,090.42	3.3510%
SHIRLEY ROTHMAN AS TRUSTEE OF THE MOUNTAIN TRUST DATED JULY 13, 2000		\$ 18,018.50	2.0066%
ARNOLD AND CONSTANCE J. SCHOENFELD AS TRUSTEES OF THE ARNOLD AND CONSTANCE SCHOENFELD INTERVIVOS TRUST		\$ 6,908.08	0.7693%
RICHARD AND JANET SHELTON AS TRUSTEES OF THE SHELTON REVOCABLE LIVING TRUST DATED APRIL 16, 1985		\$ 17,270.19	1.9233%
DELORES SHERWOOD OR GAIL MCDANIEL		\$ 6,018.08	0.6702%
RONNI BLACK AS TRUSTEE OF THE SILVER FAMILY TRUST		\$ 8,635.10	0.9617%
BOB SMALL		\$ 3,504.09	0.3902%
CHARLOTTE SMALL		\$ 3,504.09	0.3902%
SMALL FAMILY HOLDINGS, L.P.		\$ 6,908.08	0.7693%
GEORGE E. SPEAKE AS TRUSTEE OF THE SPEAK FAMILY TRUST DATED OCTOBER 28, 1976		\$ 12,040.18	1.3409%
FIRST TRUST CORPORATION AS TRUSTEE FOR THE BENEFIT OF NICHOLAS J. STEWART (#031038015144)		\$ 18,012.54	2.0060%
MIRIAM STUMP AS TRUSTEE OF THE MIRIAM STUMP LIVING TRUST		\$ 6,018.08	0.6702%
J. T. TROTTER AS TRUSTEE OF THE TROTTER REVOCABLE LIVING TRUST		\$ 3,504.09	0.3902%
EDWARD J. VANA AS TRUSTEE OF THE VANA FAMILY TRUST DATED AUGUST 30, 1988		\$ 12,036.17	1.3404%
JOSEPH VANA AS TRUSTEE OF THE JOSEPH VANA FAMILY TRUST DATED NOVEMBER 19, 1984		\$ 30,030.84	3.3444%
JOSEPH VANA AS TRUSTEE OF THE JOSEPH VANA FAMILY TRUST DATED NOVEMBER 19, 1984		\$ 24,024.67	2.6755%
KIRANKUMAR R. VYAS		\$ 17,184.69	1.9138%
SIDNEY WERNER AS TRUSTEE OF THE WERNER FAMILY TRUST DATED DECEMBER 12, 1997		\$ 17,196.36	1.9151%
ROBERT WHELAN AS TRUSTEE OF THE WHELAN FAMILY TRUST DATED JANUARY 27, 2004		\$ 18,054.25	2.0106%
RALPH E. WORTHING AS TRUSTEE OF THE WORTHING FAMILY 2007 REVOCABLE TRUST		\$ 10,362.12	1.1540%
		<u>\$ 897,944.49</u>	100.0000%

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 as **ORDER GRANTING MOTION FOR ORDER APPROVING AND AUTHORIZING PAYMENT OF CERTAIN EXPENSES, SET ASIDE OF FUNDS FOR PAYMENT OF ANTICIPATED ALLOWED FEES AND COSTS, AND DISBURSEMENT OF PORTION OF REMAINING NET SALE PROCEEDS TO JUNIOR LIENHOLDERS (1121/64/70 DAISY ST., LONG BEACH, 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 _____, 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 **July 11, 2011**, 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, U.S. Bankruptcy Courtroom 5A, 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.

July 11, 2011

Date

Lindsay Fisk

Type Name

/s/ Lindsay Fisk

Signature

NOTICE OF ENTERED ORDER AND SERVICE LIST

Notice is given by the court that a judgment or order entitled (*specify*) **ORDER GRANTING MOTION FOR ORDER APPROVING AND AUTHORIZING PAYMENT OF CERTAIN EXPENSES, SET ASIDE OF FUNDS FOR PAYMENT OF ANTICIPATED ALLOWED FEES AND COSTS, AND DISBURSEMENT OF PORTION OF REMAINING NET SALE PROCEEDS TO JUNIOR LIENHOLDERS (1121/64/70 DAISY ST., LONG BEACH, 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 **July 11, 2011**, 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
22342 Avenida Empressa, Suite 260
Rancho Santa Margarita, CA 92688-2141
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

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

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Katherine M Windler katherine.windler@bryancave.com

TO BE SERVED BY THE LODGING PARTY:

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Alta Loma CA 91701

B Richard Black
14921 Westgate Drive
Fontana CA 92336

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Carolyn Berridge
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Azusa CA 91702

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