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13 UNITED STATES BANKRUPTCY COURT
14 CENTRAL DISTRICT OF CALIFORNIA
15 SANTA ANA DIVISION

16 In re

Case No. 8:09-bk-16353-ES

17 PPA HOLDINGS, LLC, a California limited
18 liability company,

Chapter 7

19 Debtor and
20 Debtor-in-Possession.

(Jointly Administered and Substantively
Consolidated with Case Nos.

21 X Affects All Debtors

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)

22 Affects PPA HOLDINGS, LLC, a
23 California limited liability company

24 Affects PACIFIC PROPERTY
25 ASSETS, LLC, a California limited
26 liability company

27 Affects PPA RIVERSIDE
28 APARTMENTS, a California limited
liability company

ORDER:

29 Affects PACIFIC PROPERTY
30 ASSETS II, LLC, a California
31 limited liability company

(1) GRANTING RELIEF FROM ORDER
GRANTING IN PART THE CHAPTER
11 TRUSTEE'S MOTION FOR ORDER
AUTHORIZING ABANDONMENT OF
CERTAIN REAL AND PERSONAL
PROPERTY WITH RESPECT TO 3472
ANDERSON AVENUE;

32 Affects BELL COVE, LLC, a
33 California limited liability company

(2) AUTHORIZING TRUSTEE TO
OPERATE 3472 ANDERSON AVENUE
PENDING SALE PURSUANT TO
11 U.S.C. § 721; AND

34 Affects COUNTRY CLUB
35 GREENS, LLC, a California limited
36 liability company

37 Affects SYCAMORE SHADOWS,
38 LLC, a California limited liability
company

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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

**(3) AUTHORIZING THE TRUSTEE TO
EMPLOY INVESTORS' PROPERTY
SERVICES AS PROPERTY
MANAGER FOR 3472 ANDERSON
AVENUE**

**[No Hearing Required Pursuant to Local
Bankruptcy Rule 9013-1(o)]**

1 The Court having reviewed the *Motion for Order: (1) Granting Relief from Order*
2 *Granting in Part the Chapter 11 Trustee's Motion for Order Authorizing Abandonment of*
3 *Certain Real and Personal Property with Respect to 3472 Anderson Avenue;*
4 *(2) Authorizing the Trustee to Operate 3472 Anderson Avenue Pending Sale Pursuant to*
5 *11 U.S.C. § 721; and (3) Authorizing the Trustee to Employ Investors' Property Services*
6 *as Property Manager for 3472 Anderson Avenue [Docket No. 1247] (the "Motion")*¹ filed by
7 Thomas H. Casey, the chapter 7 trustee (the "Trustee") for the substantively consolidated
8 bankruptcy estates (collectively, the "Estates") of the above-captioned debtors, the notice
9 of the Motion [Docket No. 1248], the declaration of Robert S. Marticello regarding non-
10 opposition to the Motion [Docket No. 1269], finding that notice and service of the Motion
11 were proper, and having found that good and sufficient cause exists to grant the relief
12 sought in the Motion, and for the reasons set forth in the Motion,

13 **IT IS HEREBY ORDERED that:**

- 14 1. The Motion is granted;
- 15 2. The Trustee is granted relief from the Abandonment Order as to the real
16 property located at 3472 Anderson Avenue, Riverside, CA ("3472 Anderson"), and any
17 associated rents, proceeds, profits, rights, interests, or defenses;
- 18 3. 3472 Anderson and any associated rents, proceeds, profits, rights, interests,
19 or defenses are returned to the Estates and shall constitute property of the Estates;
- 20 4. The Trustee is authorized to operate 3472 Anderson pursuant to 11 U.S.C.
21 § 721; and

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27 ¹ Any capitalized terms not expressly defined herein shall have the meanings ascribed to them in the
28 Motion.

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Smiley, Wang Ekvall & Strook, LLP**
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5. The Trustee is authorized, but not required, to employ IPS, in his sole and absolute discretion, to manage 3472 Anderson on the terms and conditions set forth in the Motion.

###


United States Bankruptcy Judge

DATED: January 23, 2012

Weiland, Golden,
Smiley, Wang Ekvall & Strok, LLP
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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 as ORDER: GRANTING RELIEF FROM ORDER GRANTING IN PART THE CHAPTER 11 TRUSTEE'S MOTION FOR ORDER AUTHORIZING ABANDONMENT OF CERTAIN REAL AND PERSONAL PROPERTY WITH RESPECT TO 3472 ANDERSON AVENUE; AUTHORIZING TRUSTEE TO OPERATE 3472 ANDERSON AVENUE PENDING SALE PURSUANT TO 11 U.S.C. § 721; AND AUTHORIZING THE TRUSTEE TO EMPLOY INVESTORS' PROPERTY SERVICES AS PROPERTY MANAGER FOR 3472 ANDERSON AVENUE 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 January 5, 2012, 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 January 5, 2012, 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.

[X] 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 January 5, 2012, 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.

January 5, 2012 Kelly Adele /s/ Kelly Adele
Date Type Name Signature

VIA U.S. MAIL

Office of the U.S. Trustee
411 W. 4th Street, Suite 9041
Santa Ana, CA 92701

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Law Offices of Thomas H. Casey
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Chapter 11 Trustee

PPA Holdings LLC
22342 Avenida Empresa #260
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Debtor

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Attorneys for OneWest

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 RELIEF FROM ORDER GRANTING IN PART THE CHAPTER 11 TRUSTEE'S MOTION FOR ORDER AUTHORIZING ABANDONMENT OF CERTAIN REAL AND PERSONAL PROPERTY WITH RESPECT TO 3472 ANDERSON AVENUE; AUTHORIZING TRUSTEE TO OPERATE 3472 ANDERSON AVENUE PENDING SALE PURSUANT TO 11 U.S.C. § 721; AND AUTHORIZING THE TRUSTEE TO EMPLOY INVESTORS' PROPERTY SERVICES AS PROPERTY MANAGER FOR 3472 ANDERSON AVENUE** 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 **January 5, 2012**, 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:

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Allen Matkins Leck Gamble Mallory & Natsis LLP
1900 Main Street, 5th Floor
Irvine, CA 92614
Attorneys for OneWest

PPA Holdings LLC
22342 Avenida Empresa #260
Rcho Sta Marg., CA 92688-2141
Debtor

Service information continued on attached page

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

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

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