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14 Thomas H. Casey



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

18 In re  
19 PPA HOLDINGS, LLC, a California limited  
20 liability company,  
21 Debtor and  
22 Debtor-in-Possession.

23 Case No. 8:09-bk-16353-ES  
24 Chapter 7  
25 (Jointly Administered and Substantively  
26 Consolidated with Case Nos.  
27 8:09-bk-16355-ES; 8:09-bk-16358-ES;  
28 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)

- 29  Affects All Debtors
- 30  Affects PPA HOLDINGS, LLC, a  
31 California limited liability company
- 32  Affects PACIFIC PROPERTY  
33 ASSETS, LLC, a California limited  
34 liability company
- 35  Affects PPA RIVERSIDE  
36 APARTMENTS, a California limited  
37 liability company
- 38  Affects PACIFIC PROPERTY  
39 ASSETS II, LLC, a California  
40 limited liability company
- 41  Affects BELL COVE, LLC, a  
42 California limited liability company
- 43  Affects COUNTRY CLUB  
44 GREENS, LLC, a California limited  
45 liability company
- 46  Affects SYCAMORE SHADOWS,  
47 LLC, a California limited liability

48 **ORDER GRANTING CHAPTER 7**  
49 **TRUSTEE'S MOTION FOR ORDER**  
50 **AUTHORIZING AND APPROVING**  
51 **SETTLEMENT WITH RINGSTAD &**  
52 **SANDERS LLP PURSUANT TO FEDERAL**  
53 **RULE OF BANKRUPTCY PROCEDURE**  
54 **9019**

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

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- 1 company
- 2 — Affects PPA ARIZONA I, LLC, a  
Delaware limited liability company
- 3 — Affects PPA ARIZONA II, LLC, a  
Delaware limited liability company
- 4 — Affects PPA VISTA VILLAGE, LLC,  
5 an Arizona limited liability company
- 6 — Affects PPA TOWNE CENTER,  
7 LLC, a California limited liability  
company
- 8 — Affects SUNDANCER  
9 APARTMENTS, LLC, a California  
limited liability company
- 10 — Affects DOBSON SPRINGS, LLC,  
an Arizona limited liability company
- 11 — Affects VILLA ROSE AVENUE,  
12 LLC, a California limited liability  
company
- 13 — Affects HARBOR VIEW  
14 CONDOMINIUMS, LLC, a  
California limited liability company
- 15 — Affects PPA OPPORTUNITY  
16 FUND, LLC, a California limited  
liability company
- 17 — Affects PPA EQUITIES, LLC, a  
California limited liability company
- 18 — Affects PPA DESERT VIEW, LLC,  
19 a California limited liability  
company
- 20 — Affects RIDGEMONT  
21 CONDOMINIUMS, LLC, a  
California limited liability company
- 22 — Affects VILLA LAS BRISAS  
23 CONDOMINIUMS, LLC, a  
California limited liability company
- 24 — Affects 2130 GROUP  
25 PARTNERSHIP, LLC, an Arizona  
limited liability company
- 26 — Affects AAA INVESTMENT  
27 PROPERTIES, LLC, an Arizona  
limited liability company

1 The Court having reviewed the *Chapter 7 Trustee's Motion for Order Authorizing*  
2 *and Approving Settlement with Ringstad & Sanders LLP Pursuant to Federal Rule of*  
3 *Bankruptcy Procedure 9019* [Docket No. 1227] (the "Motion") filed by Thomas H. Casey  
4 (the "Trustee"), the chapter 7 trustee for the substantively consolidated estates of the  
5 above-captioned debtors (collectively, the "Debtors"), the notice of the Motion [Docket  
6 No. 1228], and the declaration of Robert S. Marticello regarding the lack of opposition to  
7 the Motion [Docket No.1237], and finding that the Stipulation (defined below) is fair,  
8 reasonable, adequate and, therefore, in the best interests of the Debtors' estates, that  
9 notice and service of the Motion were proper, and having found that cause exists to grant  
10 the relief sought,

11 **IT IS HEREBY ORDERED** that:

- 12 1. The Motion is granted.
- 13 2. The *Stipulation Between Thomas H. Casey, Chapter 7 Trustee, and*  
14 *Ringstad & Sanders LLP Regarding Ringstad & Sanders LLP's Final Compensation* (the  
15 "Stipulation") attached as Exhibit "1" to the Motion is approved, and the terms therein are  
16 hereby adopted and incorporated herein in full by this reference as the order of this Court.
- 17 3. The Trustee is authorized to execute any documents or take any actions  
18 reasonably necessary to effectuate the terms of the Stipulation.

19 ###

20  
21  
22  
23  
24  
25 DATED: December 1, 2011

  
United States Bankruptcy Judge

**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 CHAPTER 7 TRUSTEE'S MOTION FOR ORDER AUTHORIZING AND APPROVING SETTLEMENT WITH RINGSTAD & SANDERS LLP PURSUANT TO FEDERAL RULE OF BANKRUPTCY PROCEDURE 9019** 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 **November 14, 2011**, 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 **November 14, 2011**, 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 **November 14, 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, 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.

November 14, 2011  
*Date*

Kelly M. Rivera  
*Type Name*

*/s/ Kelly M. Rivera*  
*Signature*

**VIA U.S. MAIL**

United States Trustee (SA)  
411 W Fourth St., Suite 9041  
Santa Ana, CA 92701-4593

Thomas H Casey (TR)  
22342 Avenida Empresa, Suite 200  
Rancho Santa Margarita, CA 92688

PPA Holdings LLC  
3626 E. Pacific Coast Hwy  
Long Beach, CA 90804

**Debtor**

Nanette D. Sanders  
Ringstad & Sanders  
2030 Main St., Ste 1200  
Irvine, CA 92714

**Attorneys for Debtor**

**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 7 TRUSTEE'S MOTION FOR ORDER AUTHORIZING AND APPROVING SETTLEMENT WITH RINGSTAD & SANDERS LLP PURSUANT TO FEDERAL RULE OF BANKRUPTCY PROCEDURE 9019** 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 **November 14, 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  
3626 E. Pacific Coast Hwy  
Long Beach, CA 90804  
**Debtor**

Nanette D. Sanders  
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

**Electronic Mail Notice List**

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