

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Brian L. Davidoff (SBN 102654) Rutter Hobbs & Davidoff Incorporated 1901 Avenue of the Stars, Suite 1700 Los Angeles, California 90067 (310) 286-1700	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: 228-32 West 42nd Street Realty Corp. <div style="text-align: center;">Debtor(s).</div>	CASE NO.: 08-bk-19998-SB

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 1/27/09	Time: 11:00 a.m.
Location: United States Bankruptcy Court, Courtroom 1575, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: Public Private Last date to file objections: 1/13/09

Description of Property to be Sold: Commercial/industrial real property located at 4114 East Wood Street, Phoenix, Arizona, consisting of land together with an approximately 69,000 sq.ft. building and other improvements.

Terms and Conditions of Sale: As is, where is, purchase price to be paid in cash at closing. Not subject to any remaining buyer contingencies. Deposit amount of \$150,000 has been received by escrow. Either party may terminate agreement in the event that the Arizona Department of Transportation communicates prior to closing its written intention to acquire the property by eminent domain.

Proposed Sale Price: \$2,800,000

Overbid Procedure (If Any): Debtor requests sale not be subject to overbid.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

January 27~~th~~ 2008 at 11:00 a.m. in Courtroom 1575

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Brian L. Davidoff or Eric C. Peterson
Rutter Hobbs & Davidoff Incorporated
1901 Avenue of the Stars, Suite 1700
Los Angeles, California 90067
Telephone: (310) 286-1700 Fax: (310) 286-1728

Date: 12/31/08