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e-filed

5 Proposed Counsel for Debtor and
Debtor in Possession
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8 UNITED STATES BANKRUPTCY COURT
9 CENTRAL DISTRICT OF CALIFORNIA
10 LOS ANGELES DIVISION

11 In re

12 8320 MELROSE AVENUE, LLC,
13 a California limited liability company,

14 Debtor and Debtor in
15 Possession.
16
17

Case No. 2:08-bk-16424-VK

Chapter 11

**NOTICE OF (1) HEARING ON
MOTION FOR ORDER APPROVING
SALE OF REAL PROPERTY FREE
AND CLEAR OF LIENS CLAIMS AND
INTERESTS, INCLUDING SALE AND
OVERBID PROCEDURES AND
BREAKUP FEE, AND (2) AUCTION
FOR SALE OF REAL PROPERTY**

18 Date: June 23, 2008
19 Time: 1:30 p.m.
Place: Courtroom 1682
Roybal Federal Building
20 255 E. Temple Street
21 Los Angeles, CA 90012

22 PLEASE TAKE NOTICE that on June 23, 2008, at 1:30 p:m, or as soon
23 thereafter as the matter may be heard (the "Hearing Date"), a hearing will be held before
24 the above-entitled United States Bankruptcy Court to consider the motion of 8320 Melrose
25 Avenue, LLC, the debtor and debtor in possession in the above-captioned bankruptcy case
26 (the "Debtor"), for Order Approving Sale of Real Property Free and Clear of Liens, Claims
27 and Interests, Including Sale and Overbid Procedures and Breakup Fee (the "Motion"). By
28 the Motion, the Debtor seeks an Order (1) approving the agreement (the "Agreement") for

1 the sale of the Debtor's real property located at 8320 Melrose Avenue, Los Angeles,
2 California (the "Property") to Matthew Property, LLC (the "Buyer") for a purchase price of
3 \$3,500,000, subject to overbidding, and (2) approving the overbid procedures for the sale
4 of the Property set forth in detail in the Agreement and the Motion (the "Overbid
5 Procedures"). A copy of the Agreement is attached to the Motion. Any potential bidders
6 are strongly encouraged to review the Motion and the Agreement and the Overbid
7 Procedures before the hearing. The Overbid Procedures may be summarized as follows:

- 8 1. Any party wishing to overbid must bring a cashier's check to the
9 hearing in the amount of \$250,000, made payable to "Fidelity National
10 Title";
- 11 2. In the event of an overbid, the highest bidder will enter into the
12 Agreement without modification except for the purchase price, the
13 name of the buyer and the name of the broker for the winning bidder;
- 14 3. The initial overbid, if any, shall be for no less than \$3,600,000. Any
15 subsequent overbids shall be in increments of \$25,000 or integer
16 multiples of \$25,000; and
- 17 4. In the event that the Property is sold to someone other than the Buyer,
18 the Buyer shall be entitled to a "breakup fee" of \$25,000 paid out of
19 escrow at closing.

20 PLEASE TAKE FURTHER NOTICE that, if the Motion is granted, the auction
21 for the sale of the Property will take place in Court on the Hearing Date in accordance with
22 the Overbid Procedures.

23 The Motion is based on this Notice of Motion, the Motion, as well as the
24 Memorandum of Points and Authorities and Declarations of Linda Loudermilk, Michael B.
25 Lubic and Robert M. Johnson attached thereto, the arguments of counsel at the hearing, if
26 any, the entire record in this bankruptcy case, and any further evidence or argument that
27 may be submitted to the Court.

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PROOF OF SERVICE

I am over 18 years of age, not a party to this action and employed in the County of Los Angeles, CA at 185 Pier Avenue, Suite 103, Santa Monica, California 90405. I am readily familiar with the practice of this office for collection and processing of correspondence for mailing with the United States Postal Service and correspondence is deposited with the United States Postal Service that same day in the ordinary course of business.

Today I served the attached:

NOTICE OF (1) HEARING ON MOTION FOR ORDER APPROVING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS CLAIMS AND INTERESTS, INCLUDING SALE AND OVERBID PROCEDURES AND BREAKUP FEE, AND (2) AUCTION FOR SALE OF REAL PROPERTY

by causing a true and correct copy of the above to be placed in the United States Mail at Santa Monica, CA in sealed envelope(s) with postage prepaid, addressed as follows:

SEE ATTACHED SERVICE LIST

I declare that I am a member of the bar of this court and that this declaration was executed on May 20, 2008 at Santa Monica, California.

/s/ Matthew A. Lesnick
Matthew A. Lesnick

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In re 8320 Melrose Avenue, LLC
Case No. 2:08-bk-16424
Service List

Debtor in Possession
8320 Melrose Avenue, LLC
Attn: Linda Loudermilk
191 E. Jefferson Blvd.
Los Angeles, CA 90011

Office of the United States Trustee
Ernst & Young Plaza
725 S. Figueroa Street, 26th Floor
Los Angeles, CA 90017

Counsel for Ramesh Ohebsion
Michael S. Drucker
660 S. Figueroa St.
Penthouse Suite 2400
Los Angeles, CA 90017

Secured Creditors:

Nina Patel
President
ITEC Financial, Inc.
220 South Pacific Coast Hwy, Ste 101
Redondo Beach, CA 90277

Kathleen DiMeo Herrera
Trustee Officer
Western Fidelity Trustees,
Trustee for ITEC Financial, Inc.
1222 Crenshaw Blvd., Suite B
Torrance, CA 90501

ACCO Engineered Systems
Attn: William J. Henderson
6265 San Fernando Road
Glendale, CA 91201

Quality Steel Fabricators
Attn: Alex Espinoza
1023 So. Maple Street
Inglewood, CA 90301

Eberhard
Attn: Ian Jacoby
15220 Raymer Street
Van Nuys, CA 91405-1016

Counsel for Eberhard
Sharice Baboumian
Abdulaziz, Grossbart & Rudman
6454 Coldwater Canyon Ave.
North Hollywood, CA 91606

DMR Construction
Attn: Nancie Raddatz
26910 Sierra Hwy., #284
Santa Clarita, CA 91321

Counsel for DMR Construction
Catherine R. Finamore
Abdulaziz, Grossbart & Rudman
6454 Coldwater Canyon Ave.
North Hollywood, CA 91606

Potter/Ohringer Enterprises, Inc.
Attn: Jack F. Ohringer
8545 Wisner Avenue
North Hills, CA 91343

Counsel for Potter/Ohringer Enterprises, Inc.
Catherine M. Adams
Law Offices of Mark E. Baker
5850 Canoga Ave., Suite 206
Woodland Hills, CA 91367

1 Century Electric & Lighting Supply Inc. Counsel for Century Electric & Lighting
2 Attn: Saeed Koreie Supply Inc.
3 1111 Rancho Conejo Blvd., #101 [SEE SPECIAL NOTICE SECTION]
4 Newbury Park, CA 91320

4 C.A. Buchen Corp. Counsel for C.A. Buchen Corp.
5 9231 Glenoaks Blvd. Rodney Moss
6 Sun Valley, CA 91352 Moss, Levitt & Mandell, LLP
7 Attention: John A. Oster 10880 Wilshire Boulevard, Suite 1101
8 Los Angeles, CA 90024

8 Capital Lighting and Electric Company Counsel for Capital Lighting
9 Attn: B. Mary Adams Robert G. Splinter
10 5812 Washington Blvd Law Office of Robert G. Splinter
11 Culver City, CA 90232 25124 Narbonne Avenue, Ste. 106
12 Lomita, CA 90717

11 Southland Plastering Inc. Falcon Building & Elect Construction
12 509 N. Fairfax Ave. #204 Attn: Michael Boyett
13 Los Angeles, CA 90036 2150 Calle Nardo
14 Thousand Oaks, CA 91360

14 Hinerfeld-Ward Inc. Counsel for Hinerfeld-Ward Inc.
15 3734 Motor Avenue, Building C Catherine M. Adams
16 Los Angeles, CA 90034 Law Offices of Mark E. Baker
17 5850 Canoga Ave., Ste 206
18 Woodland Hills, CA 91367

18 **20 Largest Unsecured Creditors:**

19 L.A. County Tax Collector Wilmot, Inc.
20 P.O. Box 54018 3654 Knollwood Road
21 Los Angeles, CA 90054 Nashville, TN 37215

21 Rana Creek Habitat Restoration Tighe Architecture
22 35351 East Carmel Valley Road 1632 Ocean Park Boulevard
23 Carmel Valley, CA 93924 Santa Monica, CA 90405

23 GLUMAC Gaia Development
24 617 West 7th, 5th Floor 7039 Trolleyway
25 Los Angeles, CA 90017 Playa Del Rey, CA 90293

25 Gilsanz, Murray, Steficek Loudermilk, Inc.
26 523 West 6th St., Suite 810 191 E. Jefferson Blvd.
27 Los Angeles, CA 90014 Los Angeles, CA 90011

27 Sonnenschein, Nath & Rosenthal, LLP
28 [SEE SPECIAL NOTICE SECTION]

1 **Request for Special Notice:**

2 Counsel for Linda Loudermilk
3 Michael B. Lubic
4 Alexandra Kazhokin
5 Sonnenschein Nath & Rosenthal LLP
6 601 South Figueroa Street, Ste. 2500
7 Los Angeles CA 90017-5704

Counsel for Hersel Saeidy
Scott L. Zimmerman
Zimmerman Walker & Monitz LLP
23975 Park Sorrento, Suite 210
Calabasas, CA 93065

8 Counsel for Century Electric
9 Richard D. Marks
10 Richard D. Marks Professional Corp.
11 23901 Calabasas Road, Suite 2009
12 Calabasas, CA 991302-1542

Stephanie Powell
975 San Pasqual, Unit 107
Pasadena, CA 91106

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