

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Michael R. Totaro 102229 Totaro & Shanahan P.O. Box 789 Pacific Palisades, CA 90272 (310) 573-0276 (v) (310) 496-1260 (f) tsecfpacer@aol.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT	
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re: Kim Allen Gill, Debtor(s).	CASE NO.: 2:15-bk-11273-BB CHAPTER: 11 CORRECTED NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/30/2015 (corrected)	Time: 10:00 am
Location: 255 E. Temple St., Los Angeles, CA 90012, Ctroom 1475	

Type of Sale: Public Private **Last date to file objections:** 06/16/2015

Description of property to be sold: Commercial lot in industrial/manufacturing area, 34,393 sq ft lot, 2 quonset hut Property located at 1233building of corrugated steel, a 1,336 sq ft. wood structure office building. There are two other covered strutures with total building area of 9,336 sq. ft. and 15 parking spaces.
 Property is located at 1227-1233 253rd St., Harbor City, CA 90710, Los Angeles County, APN 7413-006-016

Terms and conditions of sale: "As is where is", no warranties, escrow to close withn 15 days of entry of order approving sale

Proposed sale price: \$ 1,000,000.00

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

Overbid procedure (if any):

See attached procedures

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

June 30, 2015
10:00 am
255 E. Temple St.
Los Angeles, CA 90012
Courtroom 1475
Hon. Sheri Bluebond, Presiding Judge

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Michael R. Totaro
Totaro & Shanahan
P.O. Box 789
Pacific Palisades, CA 90272
(310) 573-0276 (v)
(310) 496-1260 (f)
tsecfpacer@aol.com

Date: 06/01/2015

Attachment - In re Gill 2:15-bk-11273-BB
1227-1233 253rd St. Harbor City, CA 90710
Overbid Procedures

1 Overbid Amount and Purchase Agreement.

Any person or entity desiring to submit an overbid for the purchase of the estate's interest in the Property ("Overbidder") shall advise Debtor's bankruptcy counsel (contact information listed above) of his, her or its' intent to bid on the Property and the amount of the overbid (the "Overbid"), which must be at least \$1,025,000 (i.e., the current sales price plus a \$25,000 minimum overbid), cash, by no later than 5:00 pm (PST), on the business day that is at least two days prior to the hearing on the Motion (the "Overbid Deadline"). In his absolute sole discretion, the Debtor shall have the right to accept an Overbid at any time after the Overbid Deadline.

Together with the amount of the Overbid, the Overbidder must submit a purchase agreement, signed by the Overbidder, that contains a purchase price of at least \$1,025,000, and contains the other terms and conditions that are the same as, or not less favorable to the estate (in Debtor's sole discretion) than, the terms stated in the Sale Agreement between Debtor and the Buyer (Exhibit 1 to Debtor's Declaration).

2 Payment of Deposit and Evidence of Financial Ability to Perform.

Any Overbidder shall submit to Debtor's bankruptcy counsel: (a) a cashier's check made payable to "The Gill Family Revocable Living Trust Dated August 7, 2003", in the amount of at least \$100,000, to serve as a deposit towards the purchase price of the Property (the "deposit"); and (b) evidence that the Overbidder has the financial wherewithal to close the contemplated sale. The Deposit and evidence of financial wherewithal must be delivered so that these items are received by no later than the

Overbid Deadline. In his sole and absolute discretion, Debtor shall have the right to accept these items at anytime after the Overbid Deadline.

In the event of any Overbid, the \$100,000 initial deposit already tendered by the Buyer shall serve as the Buyer's Deposit.

3 Auction, Due Diligence, Consummation of Sale and Forfeiture of Deposit.

In the event the Debtor receives any Overbid, the bidder will be able to participate in an auction to be conducted at the hearing on the Motion as is necessary in order to increase their bid.

Subject to Court approval, Debtor recommends that the first overbid be in the amount of \$1,025,000.00, cash. Debtor recommends that thereafter overbids shall be made in minimal increments of \$5,000.00 (subject to adjustment as appropriate) such that the next highest minimum overbid at any auction shall be an amount no less than \$1,030,000.00, cash. All due diligence is to be completed prior to the hearing on the Motion, as the sale is an "as is" "where is" basis, with no warranties, representations, recourse or contingencies of any kind whatsoever;

The Debtor will request authority to sell the estate's interest in the Property to the bidder who, in Debtor's business judgment, makes the highest and best Overbid (the "Winning Bidder"). Debtor shall be authorized to sell the estate's interest in the Property to the next highest and best Overbidder in the event the Winning Bidder fails to perform ("Backup Bidder"). Debtor reserves the right to reject any and all overbids that, in his business judgment, are insufficient.

The Winning Bidder's Deposit shall be applied towards the total and final purchase price. The Winning Bidder must pay the full amount of the successful overbid to the Debtor within fifteen (15) days from the date of entry of the Order authorizing the sale, or as otherwise set forth in the applicable purchase agreement.

To the extent the Winning Bidder is unable, unwilling or otherwise fails to consummate the Sale, that bidder's entire Deposit shall become no-refundable and forfeited to the Debtor and, in the event of a Backup Bidder, Debtor shall be authorized to proceed with a sale to the Backup Bidder (at the Backup Bidder's last bid at the auction).

To the extent a bidder is not the winning Bidder, that bidder's Deposit will be refunded by Debtor, except that Debtor shall refund the Deposit of any Backup Bidder until the sale to the Winning Bidder closes,

4) Agreement to terms and Overbid Procedures.

Any bidder's tender of a Deposit to Debtor shall serve as that bidder's consent to, and agreement with, these proposed Overbid Procedures and the terms and conditions of the Sale as set forth in the applicable purchase agreement, and agreement not to object or seek to modify the Overbid Procedures in any manner

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:
P.O. Box 789, Pacific Palisades, CA 90272

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** 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 stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/01/2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/01/2015, I served the following persons and/or entities at the last known addresses 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 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.

- Hon. Sheri Bluebond, United States Bankruptcy Judge, 255 E. Temple St., Ctrm 1475, Los Angeles, CA 90012
- Kim Allen Gill, 30212 Calle De Sueno, Rancho Palos Verdes, Ca 90275
- Adis Mailyan, 7551 Alcove Ave, North Hollywood, CA 91605

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served):* Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, 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, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/01/2015	Michael R. Totaro	/s/ Michael R. Totaro
Date	Printed Name	Signature

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

1 By Nef

- 2 • Marshall J August maugust@frandzel.com,
efiling@frandzel.com;ekidder@frandzel.com
- 3 • Christopher D Crowell ccrowell@frandzel.com,
efiling@frandzel.com,dmoore@frandzel.com
- 4 • Norma Ann Dawson NADLAW@kidlike.com
- 5 • Marian Garza ecfnotices@ascensioncapitalgroup.com
- 6 • Katherine Kane kkane@kanelaw.com
- 7 • Kathleen P March kmarch@bkylawfirm.com, kmarch3@sbcglobal.net
- 8 • Kelly L Morrison kelly.l.morrison@usdoj.gov
- 9 • Valerie B Peo vbantnerpeo@buchalter.com
- Michael R Totaro tsefpacer@aol.com
- Kelly Ann M Tran ktran@mulvaneybarry.com, nrafiei@mulvaneybarry.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

10 By Mail

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76 Fleet Services
c/o West Bank
P.O. Box 6293
Carol Stream, IL 60197

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AAA Ready Mixed Concrete
4621 Teller Ave. #130
Newport Beach, CA 92660

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ACC Business
P.O. Box 105306
Atlanta, GA 30348

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Advanced Reinforcing/Harris Rebar
1501 San Elijo Rd S
San Marcos, CA 92078

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AFX/IBEX Financial Services
P.O. Box 100045
Pasadena, CA 91189

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Alan Chu
8 Paseo de Castana
Rancho Palos Verdes, CA 90275

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Alliance Diversified Enterprises, Inc.
181 Pawnee St. #A
San Marcos, CA 92078

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American Express-Costco
P.O. Box 0001
Los Angeles, CA 90096

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Angelus Block Co. Inc.
11374 Tuxford St.
Sun Valley, CA 91352

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Aqua Flo

1 30 S. La Patera #10
2 Goleta, CA 93117
3 **Associated Ready Mix**
4 4621 Teller Ave. #130
5 Newport Beach, Ca 92660
6 **AT&T**
7 P.O. Box 5025
8 Carol Stream, IL 60197
9 **AT&T Mobility**
10 P.O. Box 6463
11 Carol Stream, CA 60197
12 **Athens Services**
13 15045 Salt Lake Ave.
14 City of Industry, CA 91748
15 **B&D White Top Soil**
16 P.O. Box 1339
17 Torrance, CA 90505
18 **Bank of America, NA**
19 P.O. Box 982235
20 El Paso, TX 79998
21 **Bender Ready Mix**
22 516 S. Santa Fe St.
23 Santa Ana, CA 92705
24 **BMW Financial Services**
25 300 Chestnut Ridge Road
26 Woodcliff Lake, NJ 07677
27 **CAD West Digital Printing**
28 23890 Hawthorne Blvd.
Torrance, CA 90505
CAIBER Concrete Pumping
5942 Edinger Ave. #113
Huntington Beach, CA 92549
California Waste Services, LLC
621 W. 152nd St.
Gardena, CA 90247
Centeno's Nursery
P.O. Box 3196
PVE, CA 90274
Cessna Finance Corporation
2 Cesna Blvd. #100
Wichita, KS 67202
Charles E. Thomas Co
13701 S. Alma Ave.
Gardena, CA 90249
Cintas
P.O. Box 2160

1 Pico Rivera, CA 90662

2 **Citibank, NA**
3 P.O. Box 6241
4 Sioux Falls, SD 57117

5 **City of LA-False Alarms**
6 P.O. Box 30879
7 Los Angeles, CA 90030

8 **Coastline Equipment**
9 P.O. Box 22732
10 Long Beach, CA 90801

11 **Cornerstone Business Services**
12 23720 Arlington Ave. #2
13 Torrance, CA 90501

14 **Corona Clay Company**
15 22079 Knabe Rd.
16 Corona, CA 92883

17 **Country Casual**
18 7601 Rickenbacker Dr.
19 Gaithersburg, MD 20879

20 **County of Los Angeles-Tax Collector**
21 225 Hill St.
22 Los Angeles, CA 90012

23 **County Sanitation District of LA County**
24 P.O. Box 4998
25 Whittier, CA 90607

26 **Design Space**
27 P.O. Box 31001-1566
28 Pasadena, CA 91110

DEX Media, LLC
P.O. Box 619009
DFW Airport, TX 75261

DMV Renewals
P.O. Box 942894
Sacramento, CA 94294

Duke Service Center
25001 S. Western Ave.
Lomita, CA 90717

Eddie Tabbert
5250 W 123rd Pl
Hawthorne, CA 90250

Element Financial Corp
655 Business Center Dr. #250
Horsham, PA 19044

Enterprise Fleet Management
P.O. Box 800089
Kansas City, MO 64180

1 **Enterprise Fleet Management**
2 P.O. Box 800069
3 Kansas City, MO 64180

4 **Evergreen Recycling**
5 8700 Crocker St.
6 Los Angeles, CA 90003

7 **Exxon Mobil**
8 P.O. Box 688938
9 Des Moines, IA 50366

10 **Falcone General Engineering, Inc.**
11 1560 Newbury Rd. #1-288
12 Newbury Park, CA 91320

13 **Fragoso Plumbing**
14 270 E. Heath Ln.
15 Long Beach, CA 90805

16 **Hartford Insurance**
17 P.O. Box 660916
18 Dallas, TX 75266

19 **HCC Surety**
20 American Contractors Indemnity Co.
21 601 S. Figueroa St. #1600
22 Los Angeles, CA 90017

23 **HDS White Cap Cost. Supply**
24 P.O. Box 6040
25 Cypress, CA 90630

26 **Hilti, Inc.**
27 P.O. Box 382002
28 Pittsburgh, PA 15250

Home Depot
 P.O. Box 6029
 The Lakes, NV 88901

Hygrade
 25200 S. Vermont Ave.
 Harbor City, CA 90710

Imperial Sprinklers
 Attn. Mario Lopez
 1485 N. Manassero St.
 Anaheim, CA 92807

Intelligent Telematics, Inc.
 28130 Avenue Crocker #302
 Valencia, CA 91355

International Plant Growers
 24500 Vermont Ave.
 Harbor City, CA 90710

IT Nursery, Inc.
 256 E. Alondra Blvd.
 Gardena, CA 90248

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J.P. Morgan Chase
P.O. Box 94014
Palatine, IL 60094

J.P. Morgan Chase, NA
P.O. Box 15298
Wilmington, DE 19850

Jauregui Nursery
551 W. Alondra Blvd.
Gardena, CA 90247

JC Concrete Plumbing
16647 San Fernando Mission Blvd.
Granada Hills, CA 91344

Jeanette R. Gagosian
4702 Highgrove Ave.
Torrance, CA 90505

John Deere Financial
P.O. Box 4450
Carol Stream, IL 60197

John Deere Landscapes
24110 Newwork Pl
Chicago, IL 60673

Jones Lumber Co.
Attn. Ryan
10711 S. Alameda St.
Lynwood, CA 90262

K&K Plumbing
P.O. Box 473
Torrance, CA 90508

Kisha Archer
Law Offices of Mark A. Kirkorsky, PC
1119 W. Southern Ave. 2nd Fl.
Mesa, AZ 85210

Kobata Growers
17622 Van Ness Ave.
Torrance, CA 90504

L&B Pipe & Supply
22515 S. Western Ave.
Torrance, CA 90501

LA DWP
P.O. Box 30808
Los Angeles, CA 90030

Law offices of Jessica Lemone
Attn. Josh Porvos
317 S. Brand Blvd.
Glendale, CA 91204

LAX Equipment, Inc.
830 W. Florence Ave.

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Inglewood, CA 90301

Lee's Tires
1864 Lomita Blvd.
Lomita, CA 90717

Load N Go Building Materials
4519 Manhattan Beach Blvd.
Lawndale, CA 90260

Lovco Construction
1300 Burnett St.
Signal Hill, CA 90755

Lowes
P.O. Box 530970
Atlanta, GA 30353

Lynn A. Shinmoto
Devirian & Shinmoto
11400 W Olympic Blvd. #200
Los Angeles, CA 90064

M.B. Landscaping & Nursery, Inc.
19202 Main St.
Carson, CA 90745

Macias Tire Sales
2132 W. Pacific Coast Highway
Long Beach, CA 90810

Marron Insurance Services
1891 N. Garrey St. #236
San Pedro, CA 90731

Metro Concrete Pumping
134 W. Redondo Beach Blvd.
Gardena, CA 90248

Munoz Concrete Pump Rental
P.O. Box 901621
Palmdale, CA 93590

Nakoya Inspection Services
P.O. Box 88186
Los Angeles, CA 90009

Nicolette Gill
23013 Samuel St.
Torrance, CA 90505

NSM Insurance Group
555 N. Lane #6050
Conshohocken, PA 19428

O.H. Casey, Inc.
P.O. Box 3038
Whittier, CA 90605

Office Depot
P.O. Box 689161

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Des Moines, IA 50368

Orco Block and Hardscape
Attn. Barbara Conibear
11100 Beach Blvd.
Stanton, CA 90680

Pacific Sod
305 W. Hueneme Rd.
Camarillo, CA 93012

Parker Stanbury, LP
444 S. Flower St. 19th Fl
Los Angeles, CA 90071

Patriot Concrete Pump & Pump Service
P.O. Box 91521
City of Industry, CA 91715

Performance Nursery
6001 E. Los Angeles Ave.
Somis, CA 93066

Pitney Bowes
P.O. Box 371887
Pittsburgh, PA 15250

Preferred Bank
601 S. Figueroa St. 29th Fl
Los Angeles, CA 90017

Purchase Power
P.O. Box 371874
Pittsburgh, PA 15250

Quill
P.O. box 37600
Philadelphia, PA 19101

Rhino Concrete Pumping Co.
P.O. Box 3007
Long Beach, CA 90803

RJ's Demolition & Disposal
P.O. Box 609
Lawndale, CA 90260

Robertson's
P.O. Box 3600
Corona, CA 92878

Rowe Electric
625 W. Katella Ave. 326
Orange, CA 92867

Safety Step TD
P.O. Box 9027
Redlands, CA 92375

Sandmaster Sandblasting
6924 Remmet Ave.

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Conoga Park, CA 91303

Southland Sod
P.O. Box 579
Port HHueneme, CA 93044

Southwest Boulder
5002 2nd St.
Fallbrook, CA 92028

State Comp Ins. Fund
P.O., Box 96900
Vacaville, CA 95696

SYNCB/Banana Republic
P.O. Box 960017
Orlando, FL 32896

SYNCB/Living Spaces
P.O. Box 965005
Orlando, FL 92896

The Landscape Center
9505 Cleveland Ave.
Riverside, CA 92503

Thompson Lomita
P.O. Box 276
Lomita, CA 90717

Torrance Auto Parts
1912 W. Carson St.
Torrance, CA 90501

Totaro & Shanahan
P.O. Box 789
Pacific Palisades, CA 90272

United Rentals
5860 paramount Blvd.
Long Beach, CA 90816

Victor Sanchez
12417 Columbia Way #D
Downey, CA 90242

Village Nurseries
1589 N. Main St.
Orange, CA 92867

VW Credit
P.O. Box 5217
Hillsboro, OR 97123

Walters Wholesale Electric
1619 W. 15th St.
Long Beach, CA 90813

West Coast Sand & Gravel
P.O. Box 5067
Buena Park, CA 90622

1 Michael R. Totaro 102229
2 Totaro & Shanahan
3 P.O. Box 789
4 Pacific Palisades, CA 90272
5 (310) 573-0276 (v)
6 (310) 496-1260 (f)

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8 Attorneys for Debtor/Debtor in Possession

9 UNITED STATES BANKRUPTCY COURT
10 CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

11 In re
12 Kim Allen Gill,
13 Debtor/Debtor in Possession.

Case No. 2:15-bk-11273-BB

Chapter 11

14 NOTICE OF HEARING ON DEBTOR'S
15 MOTION FOR ORDER: 1) AUTHORIZING
16 SALE OF REAL PROPERTY AT 1227-1233
17 253RD ST., HARBOR CITY, CA 90710
18 FREE AND CLEAR OF LIENS, ENCUM-
19 BRANCES AND INTERESTS; 2) AUTHOR-
20 IZING DEBTOR TO EXECUTE ANY AND
21 ALL DOCUMENTS THAT MAY BE NECES-
22 SARY TO CONSUMMATE THE SALE ON
23 HIS OWN BEHALF AND BEHALF OF CO-
24 TRUSTEE NICOLETTE GILL, OR THAT
25 THE COURT ORDER HER TO EXECUTE
26 NECESSARY DOCUMENTS; 3) APPROV-
27 ING OVERBID PROCEDURES; 4) DEEM-
28 ING BUYER TO BE GOOD FAITH PUR-
CHASER PURSUANT TO 11 U.S. C. §363
(m); 5) AUTHORIZING DISBURSEMENT
OF SALE PROCEEDS TO PAY SECURED
CLAIMS, COSTS OF SALE, ADMINISTRATIVE
FEES, AND PROPERTY TAXES;
6) WAIVING THE 14-DAY STAY
IMPOSED BY FEDERAL RULES OF
BANKRUPTCY PROCEDURE 6004

Date: June 30, 2015
Time: 10:00 am
Ctrm: 1475
255 E. Temple St.
Los Angeles, CA 90012

1 **TO THE HONORABLE COURT, THE UNITED STATES TRUSTEE AND ALL**
2 **CREDITORS AND INTERESTED PARTIES:**

3 **PLEASE TAKE NOTICE** that on June 30, 2015 at 10:00 a.m., or as soon
4 thereafter as the matter may be heard, before the above entitled Court in Courtroom 1475
5 located at 255 E. Temple St., Los Angeles, CA 90012, Kim Allen Gill, the debtor and
6 debtor in possession in the above captioned case, will move the Court under 11 U.S.C.
7 §§363 (b) and (f) and Local Bankruptcy Rules 6004-1(c) and 9013-1(a) that the Court
8 enter an order:

- 9 1. Authorizing the sale of the real property located at 1227-1233 West 253rd
10 Street, Harbor City, California 90710 free and clear of all liens, claims, and
11 interests pursuant to 11 U.S.C. §§363(b), (f);
- 12 2. Authorizing Debtor to execute any and all documents that may be necessary
13 to consummate the sale of the Property on his own behalf as Trustee of the
14 Gill Family Revocable Living Trust Dated August 7, 2003 (the "Trust") and
15 on behalf of co-Trustee Nicolette R. Gill ("co-Trustee or "Ms. Gill"), in the
16 event co-Trustee continues to refuse to sign papers necessary to effectuate the
17 sale of the Property, or alternatively as to Ms. Gill that the Court order her to
18 execute such documents necessary to consummate the sale of the Property;
- 19 3. Approving the overbid procedures set forth herein;
- 20 4. Deeming the buyer, or any person who appears at the hearing and submits a
21 higher acceptable bid and becomes the purchaser, to be a good faith purchaser
22 pursuant to 11 U.S.C. §§363(m);
- 23 5. Authorizing disbursement of sale proceeds to pay costs of sale, administrative
24 fees and costs, and tax claims, if any; and
- 25 6. Waiving the 14-day stay imposed by *Federal Rules of Bankruptcy Procedure*
26 ("FRBP") 6004 ("the Motion").

27 Based on the foregoing, Debtor seeks this Court's order to authorize the sale of the
28

1 real property located at 1227-1233 West 253rd Street, Harbor City, California 90710 (“the
2 Property”) before the opportunity is missed as the sale is the highest and best offer
3 Debtor has received and is likely to receive and it will provide a benefit to the estate. The
4 terms of the sale shall be pursuant to the terms contained in the attached Commercial
5 Property Purchase Agreement and Joint Escrow Instructions (“CCPA”) dated April 10,
6 2015 (Exhibits 1 & 2) between Kim A. Gill and Nicolette R. Gill, as co-trustees of the
7 Gill Family Revocable Living Trust Dated August 7, 2003, as Sellers and Adis Mailyan
8 as Buyer and all amendments (collectively “CPPA”) which comprises a sale of the
9 Property.

10 Pursuant to the CPPA, the purchase price of \$1,000,000.00 has been proposed for
11 transfer of all right, title and interest in the Property. (Exhibits 1 & 2.) The \$1,000,000.00
12 purchase price is fair and reasonable as it is more than the fair market value, will benefit
13 the estate and creditors, will pay all of the outstanding debt owed on the Property and
14 leave a surplus of over \$130,000.00 to be held for the benefit of Debtor’s creditors.

15 Pursuant to Local Bankruptcy Rule 6004-1(c)(3), Debtor provides the following
16 information:

17 (A) The date, time and place of the hearing are June 30, 2015 at 10:00 a.m. in
18 Courtroom 1474 of the above entitled Court located at 255 E. Temple St., Los
19 Angeles, CA 90012.

20 (B) The Buyer is Adis Mailyan and/or assignee. His address is 7551 Alcove
21 Ave, North Hollywood, CA 91605.

22 (C) The terms of the sale include, without limitation, the following:

23 (1) The purchase price of \$1 Million is payable by an initial deposit of
24 \$100,000 which has been placed into escrow and the balance of the
25 purchase price on or before the closing date of escrow;

26 (2) The escrow for the sale of the Property shall close within 5 days after
27 the date of entry of the order approving the sale;

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1 (3) The Property is being sold on an “as is” “where is” basis, without any
2 representations or warranties;

3 (4) In the event the sale is not consummated, the sole remedy of the Buyer
4 shall be the full refund of any money deposited towards the purchase of
5 the Property;

6 (5) The sale is subject to overbids, Debtor shall seek to sell the Property
7 subject to the followings Overbid Procedures:

8 (a) Overbid Amount and Purchase Agreement.

9 Any person or entity desiring to submit an overbid for the purchase of the estate’s
10 interest in the Property (“Overbidder”) shall advise Debtor’s bankruptcy counsel (contact
11 information listed above) of his, her or its’ intent to bid on the Property and the amount of
12 the overbid (the “Overbid”), which must be at least \$1,025,000 (i.e., the current sales
13 price plus a \$25,000 minimum overbid), cash, by no later than 5:00 pm (PST), on the
14 business day that is at least two days prior to the hearing on the Motion (the “Overbid
15 Deadline”). In his absolute sole discretion, the Debtor shall have the right to accept an
16 Overbid at any time after the Overbid Deadline.

17 Together with the amount of the Overbid, the Overbidder must submit a purchase
18 agreement, signed by the Overbidder, that contains a purchase price of at least \$1,025,
19 000, and contains the other terms and conditions that are the same as, or nor less
20 favorable to the estate (in Debtor’s sole discretion) than, the terms stated in the Sale
21 Agreement between Debtor and the Buyer (Exhibit 1 to Debtor’s Declaration).

22 (b) Payment of Deposit and Evidence of Financial Ability to Perform.

23 Any Overbidder shall submit to Debtor’s bankruptcy counsel: (a) a cashier’s
24 checks made payable to “The Gill Family Revocable Living Trust Dated August 7,
25 2003”, in the amount of at least \$100,000, to serve as a deposit towards the purchase
26 price of the Property (the “deposit”); and (b) evidence that the Overbidder has the
27 financial wherewithal to close the contemplated sale. The Deposit and evidence of
28

1 financial wherewithal must be delivered so that these items are received by no later than
2 the Overbid Deadline. In his sole and absolute discretion, Debtor shall have the right to
3 accept these items at anytime after the Overbid Deadline.

4 In the event of any Overbid, the \$100,000 initial deposit already tendered by the
5 Buyer shall serve as the Buyer's Deposit.

6 (c) Auction, Due Diligence, Consummation of Sale and Forfeiture of
7 Deposit.

8 In the event the Debtor receives any Overbid, the bidder will be able to participate
9 in an auction to be conducted at the hearing on the Motion as is necessary in order to
10 increase their bid.

11 Subject to Court approval, Debtor recommends that the first overbid be in the
12 amount of \$1,025,000.00, cash. Debtor recommends that thereafter overbids shall be
13 made in minimal increments of \$5,000.00 (subject to adjustment as appropriate) such that
14 the next highest minimum overbid at any auction shall be an amount no less than
15 \$1,030,000.00, cash. All due diligence is to be completed prior to the hearing on the
16 Motion, as the sale is an "as is" "where is" basis, with no warranties, representations,
17 recourse or contingencies of any kind whatsoever;

18 The Debtor will request authority to sell the estate's interest in the Property to the
19 bidder who, in Debtor's business judgment, makes the highest and best Overbid (the
20 "Winning Bidder"). Debtor shall be authorized to sell the estate's interest in the Property
21 to the next highest and best Overbidder in the event the Winning Bidder fails to perform
22 ("Backup Bidder"). Debtor reserves the right to reject any and all overbids that, in his
23 business judgment, are insufficient.

24 The Winning Bidder's Deposit shall be applied towards the total and final
25 purchase price. The Winning Bidder must pay the full amount of the successful overbid
26 to the Debtor within fifteen (15) days from the date of entry of the Order authorizing the
27 sale, or as otherwise set forth in the applicable purchase agreement.

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1 To the extent the Winning Bidder is unable, unwilling or otherwise fails to
2 consummate the Sale, that bidder's entire Deposit shall become no-refundable and
3 forfeited to the Debtor and, in the event of a Backup Bidder, Debtor shall be authorized to
4 proceed with a sale to the Backup Bidder (at the Backup Bidder's last bid at the auction).

5 To the extent a bidder is not the winning Bidder, that bidder's Deposit will be
6 refunded by Debtor, except that Debtor shall refund the Deposit of any Backup Bidder
7 until the sale to the Winning Bidder closes,

8 (d) Agreement to terms and Overbid Procedures.

9 Any bidder's tender of a Deposit to Debtor shall serve as that bidder's consent to,
10 and agreement with, these proposed Overbid Procedures and the terms and conditions of
11 the Sale as set forth in the applicable purchase agreement, and agreement not to object or
12 seek to modify the Overbid Procedures in any manner.

13 (6) The sale is subject to Bankruptcy Court approval after providing notice to
14 Debtor and his counsel, the United States Trustee, all creditors, and other parties in
15 interests as required by the Bankruptcy Code, Federal Rules of Bankruptcy Procedure,
16 and the Local Bankruptcy Rules.

17 (7) There are no remaining contingencies, except Bankruptcy Court approval.

18 (E) The proposed sale is free and clear of liens and encumbrances which will be
19 paid through escrow. The liens affecting the Property are as follows:

20	1 st Mortgage - Silvergate Bank	\$ 477,010.99
21	2 nd Mortgage - CDC Small Business	\$ 373,558.10
22	Tax Lien - LA Property Taxes 2014	\$ 5,504.94
23	Possible other tax liens	unknown

24 (G) The sale is by Owner with no broker/agent commissions, leaving more
25 available funds for the estate;

26 (F) The proposed sale is subject to overbids, and the overbid procedures are set
27 forth herein.

1 (G) If there are no overbids the purchase price is \$1,000,000, the estimated net
2 proceeds for Debtor, are as follows:

3	Purchase Price:	\$1,000,000.00
4	Less:	
5	Silvergate Bank	(\$ 477,010.99) (estimate)
6	CDC Small Business	(\$ 373,558.10) (estimate)
7	Tax Liens	(\$ 5,504.94) (estimate)
8	Net:	\$138,332.53 – estimate
9		Less costs of sale

10 (H) The sale does not involve a real estate agent or broker which significantly
11 decreases the costs of sale and thus the amount available for Debtor and the estate.

12 (I) The exact tax consequences to the estate relative to the sale are presently
13 unknown but Debtor believes that in any event, the amount of the net sale proceeds will
14 far exceed the amounts of any tax liabilities that may arise as a result of the sale.

15 (J) The net proceeds from the sale be deposited in Debtor's segregated Debtor
16 in Possession account for the Property and not to be used until confirmation of a Chapter
17 11 Plan or authorized by Court order.

18 (K) Thus, the sale is in the best interest of the estate and Debtor respectfully
19 requests the Court grant the requested Order approving the sale as set forth herein.

20 **PLEASE TAKE NOTICE** that the Motion is made pursuant to 11 U.S.C. §§363,
21 FRBP 2002 and 6004, as well as Local Bankruptcy Rule ("LBR") 6004 and 9013.

22 **PLEASE TAKE FURTHER NOTICE** that the Motion is made on the grounds
23 that the requested sale is in the best interests of the estate and the terms of the sale and
24 overbid procedures are fair and reasonable, the payments of the undisputed liens are
25 necessary to effectuate the sale and the proposed buyer is a good faith purchaser. The
26 Motion is based on the attached Memorandum of Points and Authorities and the
27 Declaration of Michael R. Totaro, the supporting exhibits, the arguments of counsel and
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1 other admissible evidence properly brought before the Court at or before the hearing on
2 this Motion. In addition, Debtor requests that the Court take judicial notice of all
3 documents filed with the Court in this case.

4 **PLEASE TAKE FURTHER NOTICE** that if you wish to object to the relief
5 sought by the Motion, you must file a written opposition or objection to the Motion
6 at least 14 days prior to the scheduled hearing. Pursuant to LBR 9013-1(h), the
7 failure to timely object may be deemed by the Court to constitute consent to the
8 relief requested herein. If no objections are filed Debtor requests that pursuant to LBR
9 9013-1(o) the Court treat the lack of objection as consent to granting the Motion. If you
10 do not have any objections to this Motion, you need not take any further action.

11 **PLEASE TAKE FURTHER NOTICE** if you wish to purchase the Property you
12 may present an overbid by following the procedure set forth herein and participate in an
13 auction of the Property to be held on the hearing date set forth herein. If you have any
14 questions contact counsel for Debtor.

15 **WHEREFORE**, Debtor respectfully requests that the Court enter the order set
16 forth herein.

17 Dated: June 1, 2015

Respectfully submitted,

18

Totaro & Shanahan

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By /s/ Michael R. Totaro

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Michael R. Totaro

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Attorneys for Debtor and Debtor in
Possession

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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: P.O. Box 789, Pacific Palisades, CA 90272

A true and correct copy of the foregoing document entitled (*specify*): "NOTICE OF HEARING ON DEBTOR'S MOTION FOR ORDER: 1) AUTHORIZING SALE OF REAL PROPERTY AT 1227-1233 253RD ST., HARBOR CITY, CA 90710 FREE AND CLEAR OF LIENS, ENCUMBRANCES AND INTERESTS; 2) AUTHORIZING DEBTOR TO EXECUTE ANY AND ALL DOCUMENTS THAT MAY BE NECESSARY TO CONSUMMATE THE SALE ON HIS OWN BEHALF AND BEHALF OF CO-TRUSTEE NICOLETTE GILL, OR THAT THE COURT ORDER HER TO EXECUTE NECESSARY DOCUMENTS; 3) APPROV-ING OVERBID PROCEDURES; 4) DEEMING BUYER TO BE GOOD FAITH PUR-CHASER PURSUANT TO 11 U.S. C. §363 (m); 5) AUTHORIZING DISBURSEMENT OF SALE PROCEEDS TO PAY SECURED CLAIMS, COSTS OF SALE, ADMINISTRA- TIVE FEES, AND PROPERTY TAXES; 6) WAIVING THE 14-DAY STAY IMPOSED BY FEDERAL RULES OF BANKRUPTCY PROCEDURE 6004" 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 stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) June 1, 2015, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) June 1, 2015 I served the following persons and/or entities at the last known addresses 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 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.

Hon, Sheri Bluebond, United States Bankruptcy Judge, 411 W. Fourth St. Ctrm 6C, Santa Ana, CA 92701

Kim Allen Gill, 30212 Calle De Sueno, Rancho Palos Verde, CA 90275

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL

(*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) , I served the following persons and/or entities by personal delivery, overnight mail service, 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, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

6/1/2015

Michael R. Totaro

/s/ Michael R. Totaro

1 By Nef

- 2 • Marshall J August maugust@frandzel.com,
efiling@frandzel.com;ekidder@frandzel.com
- 3 • Christopher D Crowell ccrowell@frandzel.com,
efiling@frandzel.com,dmoore@frandzel.com
- 4 • Norma Ann Dawson NADLAW@kidlike.com
- 5 • Marian Garza ecfnotices@ascensioncapitalgroup.com
- Katherine Kane kkane@kanelaw.com
- 6 • Kathleen P March kmarch@bkylawfirm.com, kmarch3@sbcglobal.net
- Kelly L Morrison kelly.l.morrison@usdoj.gov
- 7 • Valerie B Peo vbantnerpeo@buchalter.com
- 8 • Michael R Totaro tsecfpacer@aol.com
- Kelly Ann M Tran ktran@mulvaneybarry.com, nrafiei@mulvaneybarry.com
- 9 • United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

10 By Mail

- 11 **76 Fleet Services**
c/o West Bank
12 P.O. Box 6293
Carol Stream, IL 60197
- 13 **AAA Ready Mixed Concrete**
14 4621 Teller Ave. #130
Newport Beach, CA 92660
- 15 **ACC Business**
16 P.O. Box 105306
Atlanta, GA 30348
- 17 **Advanced Reinforcing/Harris Rebar**
1501 San Elijo Rd S
18 San Marcos, CA 92078
- 19 **AFX/IBEX Financial Services**
P.O. Box 100045
20 Pasadena, CA 91189
- 21 **Alan Chu**
8 Paseo de Castana
Rancho Palos Verdes, CA 90275
- 22 **Alliance Diversified Enterprises, Inc.**
181 Pawnee St. #A
23 San Marcos, CA 92078
- 24 **American Express-Costco**
P.O. Box 0001
25 Los Angeles, CA 90096
- 26 **Angelus Block Co. Inc.**
11374 Tuxford St.
27 Sun Valley, CA 91352
- 28 **Aqua Flo**

1 30 S. La Patera #10
2 Goleta, CA 93117
3 **Associated Ready Mix**
4 4621 Teller Ave. #130
5 Newport Beach, Ca 92660
6 **AT&T**
7 P.O. Box 5025
8 Carol Stream, IL 60197
9 **AT&T Mobility**
10 P.O. Box 6463
11 Carol Stream, CA 60197
12 **Athens Services**
13 15045 Salt Lake Ave.
14 City of Industry, CA 91748
15 **B&D White Top Soil**
16 P.O. Box 1339
17 Torrance, CA 90505
18 **Bank of America, NA**
19 P.O. Box 982235
20 El Paso, TX 79998
21 **Bender Ready Mix**
22 516 S. Santa Fe St.
23 Santa Ana, CA 92705
24 **BMW Financial Services**
25 300 Chestnut Ridge Road
26 Woodcliff Lake, NJ 07677
27 **CAD West Digital Printing**
28 23890 Hawthorne Blvd.
Torrance, CA 90505
CAIBER Concrete Pumping
5942 Edinger Ave. #113
Huntington Beach, CA 92549
California Waste Services, LLC
621 W. 152nd St.
Gardena, CA 90247
Centeno's Nursery
P.O. Box 3196
PVE, CA 90274
Cessna Finance Corporation
2 Cesna Blvd. #100
Wichita, KS 67202
Charles E. Thomas Co
13701 S. Alma Ave.
Gardena, CA 90249
Cintas
P.O. Box 2160

1 Pico Rivera, CA 90662
2 **Citibank, NA**
3 P.O. Box 6241
4 Sioux Falls, SD 57117
5 **City of LA-False Alarms**
6 P.O. Box 30879
7 Los Angeles, CA 90030
8 **Coastline Equipment**
9 P.O. Box 22732
10 Long Beach, CA 90801
11 **Cornerstone Business Services**
12 23720 Arlington Ave. #2
13 Torrance, CA 90501
14 **Corona Clay Company**
15 22079 Knabe Rd.
16 Corona, CA 92883
17 **Country Casual**
18 7601 Rickenbacker Dr.
19 Gaithersburg, MD 20879
20 **County of Los Angeles-Tax Collector**
21 225 Hill St.
22 Los Angeles, CA 90012
23 **County Sanitation District of LA County**
24 P.O. Box 4998
25 Whittier, CA 90607
26 **Design Space**
27 P.O. Box 31001-1566
28 Pasadena, CA 91110
DEX Media, LLC
P.O. Box 619009
DFW Airport, TX 75261
DMV Renewals
P.O. Box 942894
Sacramento, CA 94294
Duke Service Center
25001 S. Western Ave.
Lomita, CA 90717
Eddie Tabbert
5250 W 123rd Pl
Hawthorne, CA 90250
Element Financial Corp
655 Business Center Dr. #250
Horsham, PA 19044
Enterprise Fleet Management
P.O. Box 800089
Kansas City, MO 64180

1 **Enterprise Fleet Management**
2 P.O. Box 800069
3 Kansas City, MO 64180
4 **Evergreen Recycling**
5 8700 Crocker St.
6 Los Angeles, CA 90003
7 **Exxon Mobil**
8 P.O. Box 688938
9 Des Moines, IA 50366
10 **Falcone General Engineering, Inc.**
11 1560 Newbury Rd. #1-288
12 Newbury Park, CA 91320
13 **Fragoso Plumbing**
14 270 E. Heath Ln.
15 Long Beach, CA 90805
16 **Hartford Insurance**
17 P.O. Box 660916
18 Dallas, TX 75266
19 **HCC Surety**
20 American Contractors Indemnity Co.
21 601 S. Figueroa St. #1600
22 Los Angeles, CA 90017
23 **HDS White Cap Cost. Supply**
24 P.O. Box 6040
25 Cypress, CA 90630
26 **Hilti, Inc.**
27 P.O. Box 382002
28 Pittsburgh, PA 15250
29 **Home Depot**
30 P.O. Box 6029
31 The Lakes, NV 88901
32 **Hygrade**
33 25200 S. Vermont Ave.
34 Harbor City, CA 90710
35 **Imperial Sprinklers**
36 Attn. Mario Lopez
37 1485 N. Manassero St.
38 Anaheim, CA 92807
39 **Intelligent Telematics, Inc.**
40 28130 Avenue Crocker #302
41 Valencia, CA 91355
42 **International Plant Growers**
43 24500 Vermont Ave.
44 Harbor City, CA 90710
45 **IT Nursery, Inc.**
46 256 E. Alondra Blvd.
47 Gardena, CA 90248

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J.P. Morgan Chase
P.O. Box 94014
Palatine, IL 60094

J.P. Morgan Chase, NA
P.O. Box 15298
Wilmington, DE 19850

Jauregui Nursery
551 W. Alondra Blvd.
Gardena, CA 90247

JC Concrete Plumbing
16647 San Fernando Mission Blvd.
Granada Hills, CA 91344

Jeanette R. Gagosian
4702 Highgrove Ave.
Torrance, CA 90505

John Deere Financial
P.O. Box 4450
Carol Stream, IL 60197

John Deere Landscapes
24110 Newwork Pl
Chicago, IL 60673

Jones Lumber Co.
Attn. Ryan
10711 S. Alameda St.
Lynwood, CA 90262

K&K Plumbing
P.O. Box 473
Torrance, CA 90508

Kisha Archer
Law Offices of Mark A. Kirkorsky, PC
1119 W. Southern Ave. 2nd Fl.
Mesa, AZ 85210

Kobata Growers
17622 Van Ness Ave.
Torrance, CA 90504

L&B Pipe & Supply
22515 S. Western Ave.
Torrance, CA 90501

LA DWP
P.O. Box 30808
Los Angeles, CA 90030

Law offices of Jessica Lemone
Attn. Josh Porvos
317 S. Brand Blvd.
Glendale, CA 91204

LAX Equipment, Inc.
830 W. Florence Ave.

1 Inglewood, CA 90301

2 **Lee's Tires**
3 1864 Lomita Blvd.
4 Lomita, CA 90717

5 **Load N Go Building Materials**
6 4519 Manhattan Beach Blvd.
7 Lawndale, CA 90260

8 **Lovco Construction**
9 1300 Burnett St.
10 Signal Hill, CA 90755

11 **Lowes**
12 P.O. Box 530970
13 Atlanta, GA 30353

14 **Lynn A. Shinmoto**
15 Devirian & Shinmoto
16 11400 W Olympic Blvd. #200
17 Los Angeles, CA 90064

18 **M.B. Landscaping & Nursery, Inc.**
19 19202 Main St.
20 Carson, CA 90745

21 **Macias Tire Sales**
22 2132 W. Pacific Coast Highway
23 Long Beach, CA 90810

24 **Marron Insurance Services**
25 1891 N. Garrey St. #236
26 San Pedro, CA 90731

27 **Metro Concrete Pumping**
28 134 W. Redondo Beach Blvd.
Gardena, CA 90248

Munoz Concrete Pump Rental
P.O. Box 901621
Palmdale, CA 93590

Nakoya Inspection Services
P.O. Box 88186
Los Angeles, CA 90009

Nicolette Gill
23013 Samuel St.
Torrance, CA 90505

NSM Insurance Group
555 N. Lane #6050
Conshohocken, PA 19428

O.H. Casey, Inc.
P.O. Box 3038
Whittier, CA 90605

Office Depot
P.O. Box 689161

1 Des Moines, IA 50368

2 **Orco Block and Hardscape**
3 Attn. Barbara Conibear
4 11100 Beach Blvd.
5 Stanton, CA 90680

6 **Pacific Sod**
7 305 W. Hueneme Rd.
8 Camarillo, CA 93012

9 **Parker Stanbury, LP**
10 444 S. Flower St. 19th Fl
11 Los Angeles, CA 90071

12 **Patriot Concrete Pump & Pump Service**
13 P.O. Box 91521
14 City of Industry, CA 91715

15 **Performance Nursery**
16 6001 E. Los Angeles Ave.
17 Somis, CA 93066

18 **Pitney Bowes**
19 P.O. Box 371887
20 Pittsburgh, PA 15250

21 **Preferred Bank**
22 601 S. Figueroa St. 29th Fl
23 Los Angeles, CA 90017

24 **Purchase Power**
25 P.O. Box 371874
26 Pittsburgh, PA 15250

27 **Quill**
28 P.O. box 37600
Philadelphia, PA 19101

Rhino Concrete Pumping Co.
P.O. Box 3007
Long Beach, CA 90803

RJ's Demolition & Disposal
P.O. Box 609
Lawndale, CA 90260

Robertson's
P.O. Box 3600
Corona, CA 92878

Rowe Electric
625 W. Katella Ave. 326
Orange, CA 92867

Safety Step TD
P.O. Box 9027
Redlands, CA 92375

Sandmaster Sandblasting
6924 Remmet Ave.

1 Conoga Park, CA 91303
2 **Southland Sod**
3 P.O. Box 579
4 Port Hueneme, CA 93044
5 **Southwest Boulder**
6 5002 2nd St.
7 Fallbrook, CA 92028
8 **State Comp Ins. Fund**
9 P.O., Box 96900
10 Vacaville, CA 95696
11 **SYNCB/Banana Republic**
12 P.O. Box 960017
13 Orlando, FL 32896
14 **SYNCB/Living Spaces**
15 P.O. Box 965005
16 Orlando, FL 92896
17 **The Landscape Center**
18 9505 Cleveland Ave.
19 Riverside, CA 92503
20 **Thompson Lomita**
21 P.O. Box 276
22 Lomita, CA 90717
23 **Torrance Auto Parts**
24 1912 W. Carson St.
25 Torrance, CA 90501
26 **Totaro & Shanahan**
27 P.O. Box 789
28 Pacific Palisades, CA 90272
United Rentals
5860 paramount Blvd.
Long Beach, CA 90816
Victor Sanchez
12417 Columbia Way #D
Downey, CA 90242
Village Nurseries
1589 N. Main St.
Orange, CA 92867
VW Credit
P.O. Box 5217
Hillsboro, OR 97123
Walters Wholesale Electric
1619 W. 15th St.
Long Beach, CA 90813
West Coast Sand & Gravel
P.O. Box 5067
Buena Park, CA 90622