

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Mark S. Horoupian (CA Bar No. 175373) mhoroupian@sulmeyerlaw.com Jason D. Balitzer (CA Bar No. 244537) jbalitzer@sulmeyerlaw.com SulmeyerKupetz, A Professional Corporation 333 South Hope Street, Thirty-Fifth Floor Los Angeles, California 90071-1406 Telephone: 213.626.2311 Facsimile: 213.629.4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Howard M. Ehrenberg, Chapter 11 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re: 1415 GARFIELD LLC, Debtor, <hr/> 1425 GARFIELD LLC, Debtor, <hr/> 1435 GARFIELD LLC, Debtor, <hr/> <input checked="" type="checkbox"/> Affects all Debtors <input type="checkbox"/> Affects 1415 Garfield LLC <input type="checkbox"/> Affects 1415 Garfield LLC <input type="checkbox"/> Affects 1415 Garfield LLC Debtor(s).	CASE NO.: 2:15-bk-18337-RK CHAPTER: 11 Jointly Administered With: Case No. 2:15-bk-18339-RK Case No. 2:15-bk-18340-RK <div style="text-align: center; font-weight: bold; font-size: 1.2em;">NOTICE OF SALE OF ESTATE PROPERTY</div>
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Sale Date: January 15, 2016	Time: 2:00 p.m.
Location: U.S. Bankruptcy Court, Courtroom 1675, 255 East Temple Street, Los Angeles, California 90012	

January 4, 2016 (with respect to proposed sale)

January 14, 2016 at 2:00 p.m. (with respect to conduct of auction/selection of winning bidder only)

Type of Sale: Public Private **Last date to file objections:** winning bidder only

Description of property to be sold:

(1) The right, title, and interest of the Garfield Trustee (defined in the Attachment hereto) in and to the real property and improvements thereon located at 1415, 1425, and 1435 North Garfield Avenue, in the city of Pasadena, California; and

(2) The right, title, and interest of the Operating Trustee (defined in the Attachment hereto) in and to the inventory, business records and contact lists, furniture, fixtures and equipment, goodwill, and intellectual property of the Operating Debtors (defined in the Attachment hereto). Such sale does not include, among other things, cash on hand, non-ordinary course of business litigation claims, the Trustee's avoidance power claims, and other times addressed in the Agreement (defined in the Attachment hereto).

Terms and conditions of sale: See Attachment.

Proposed sale price: \$10,500,000.00.

Overbid procedure (if any): See Attachment.

Auction to be conducted on January 13, 2016 at 10:00 a.m. at Law Offices of SulfmeyerKupetz, 333 South Hope Street, 35th Floor, Los Angeles, California 90071. Deadline to submit qualifying minimum overbid of \$10,700,000 is 12:00 p.m. on January 11, 2016. For other rules, please see Attachment.

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

January 15, 2016 at 2:00 p.m.

U.S. Bankruptcy Court

Courtroom 1675

255 East Temple Street

Los Angeles, CA 90012

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

Mark S. Horoupian, Esq.

SulfmeyerKupetz, A Professional Corporation

333 South Hope Street, 35th Floor

Los Angeles, California 90071

Tel: (213) 626-2311

Fax: (213) 629-4520

Email: mhoroupian@sulfmeyerlaw.com

Date: December 22, 2015

ATTACHMENT TO LBR FORM 6004-2 NOTICE OF SALE OF ESTATE PROPERTY

Overbid Procedures

The following bidding and proposed sale procedures (the "Bidding Procedures") have been approved and authorized pursuant to the *Order Approving Bid Procedures And Break Up Fee In Connection With Proposed Sale Of Real And Personal Property* entered on December 17, 2015 (the "Bidding Procedures Order") by the Honorable Robert N. Kwan, United States Bankruptcy Court for the Central District of California, Los Angeles Division (the "Bankruptcy Court"), in the jointly administered chapter 11 bankruptcy cases of 1415 Garfield LLC, 1425 Garfield LLC, and 1435 Garfield LLC (the "Garfield Cases" or "Garfield Debtors"), which cases are being administered by Howard M. Ehrenberg, the duly appointed, qualified, and acting chapter 11 trustee of the bankruptcy estates of the Garfield Debtors (the "Garfield Trustee"), and in the jointly administered chapter 11 bankruptcy cases of Pasadena Adult Residential Care, Inc. dba Pasadena Adult Residential Care Center, Inc. dba Pasadena Adult Residential Care Center dba Pasadena Residential Care Center dba Pasadena Res. Care Center Inc. as licensee (collectively, "PARC"), Castle View Senior Retirement Estate, Inc. dba Castle View Retirement Estate, Inc. dba Castle View Retirement Estate dba Castle View Sen. Ret. Estate Inc as licensee (collectively, "CVRE"), Garfield Senior Care Center, Inc. dba Garfield Senior Care Center dba Garfield Care Center dba Garfield Sen. Care Ctr. Inc. as licensee (collectively, "GSCC"), and Pasadena Health Care Management, Inc. dba Pasadena Healthcare Management, Inc. (collectively, "PHCM" and, together with PARC, CVRE, and GSCC, the "Operating Cases" or "Operating Debtors"), which cases are being administered by Peter Mastan, the duly appointed, qualified, and acting chapter 11 trustee of the bankruptcy estates of the Operating Debtors (the "Operating Trustee" and, together with the Garfield Trustee, the "Trustees").

The Bidding Procedures established under the Bidding Procedures Order govern the auction (the "Auction") which may be conducted in connection with the proposed sale of: (a) the real property and improvements owned by the Garfield Debtors located at 1415 Garfield Avenue, 1425 Garfield Avenue, and 1435 Garfield Avenue in the City of Pasadena, California (the "Real Property") and (b) substantially all of the assets and rights of the Operating Debtors that are used in the ownership and operation of the Operating Debtors' businesses, other than certain excluded assets (the "Operating Assets" and, together with the Real Property, the "Purchased Assets").

1. Time and Place of Auction. If one or more Qualified Bids (defined below) is received by the Overbid Deadline (defined below), then the Trustees shall conduct the Auction. **The Auction shall be conducted at 10:00 a.m., Pacific Standard Time, on Wednesday, January 13, 2016,** at the offices of the counsel for the Garfield Trustee, **SulmeyerKupetz, PC,** 333 South Hope Street, 35th Floor, Los Angeles, California 90071.

2. Determination for Qualified Bidder(s). Any person who wishes to participate in the Auction must be a Qualified Bidder. A "Qualified Bidder" is a potential bidder who:

a. timely delivers to the Trustees a deposit and other overbid deliverables (see Paragraph 4 and 5, below) on the terms described herein;

b. provides evidence of his/her/its financial ability to fully and timely close the transaction to purchase the Purchased Assets to the Trustees' collective and reasonable satisfaction;

c. discloses the qualifications of the potential bidder relevant to allow the Trustees the opportunity to assess the likelihood of said bidder obtaining requisite regulatory approval, including but not limited to necessary licenses from the State of California Department of Social Services (the "DSS") to operate the facilities currently operated by PARC, CVRE, and GSCC (the "Facilities");

d. acknowledges that the transaction is on the same terms and conditions as those set forth in the Asset Purchase Agreement (the "Agreement") entered into between the Trustees and John Steinfeld (the "Purchaser"), a copy of which was appended as "Exhibit 1" to the Trustees' motion for approval of the sale of the Purchased Assets (the "Sale Motion") filed in their respective cases on December 18, 2015, or on other terms such that, following the closing of the transaction contemplated by such bid, the Trustees shall receive cash consideration payable to the Trustees at closing in an amount that is not less than \$10,700,000.00 (the "Minimum Overbid");

e. acknowledges that the Trustees' sale of the Purchased Assets to him/her/it remains subject to Bankruptcy Court approval; and

f. accompanies his/her/its bid with a good faith cash or cash equivalent deposit in the amount of at least \$500,000.00.

3. Disclosure of Relationships and Consent to Jurisdiction. Each Qualified Bidder must disclose all of its pre-petition and post-petition relationships with other bidders, the Trustees, major creditors of the Garfield Debtors, the Operating Debtors and/or any of their principals, agents or representatives. Only a Qualified Bidder is entitled to bid at the Auction. Each potential bidder, whether a Qualified Bidder or not, and its affiliates or joint venturers, shall be deemed to have submitted to the exclusive jurisdiction of the Bankruptcy Court with respect to all matters relating to their bids, the Auction, and the purchase/sale of the Purchased Assets.

4. Overbid Deliverables. Any Qualified Bidder wishing to bid on the Purchased Assets shall deliver the following to the Trustee, in care of the Broker (as that term is defined herein), **by no later than 12:00 p.m., Pacific Standard Time, on Monday, January 11, 2016** (the "Overbid Deadline"):

a. a written notice of intent to bid on the Purchased Assets which includes the amount of such Qualified Overbidder's bid (which must equal at least the Minimum Overbid of \$10,700,000.00);

b. an executed purchase and sale agreement substantially in the form of the Agreement. Any changes to the Agreement shall be redlined or otherwise conspicuously noted (a copy of the Agreement in Microsoft Word© format may be obtained by emailing a request to mhoroupian@sulmeyerlaw.com);

c. written evidence of financial ability to close the transaction; and

d. a cashier's check or money order, payable to "Howard M. Ehrenberg, Trustee," in the amount of at least \$500,000.00 (the "Deposit"), to serve as a deposit towards the total purchase price. The potential bidder shall identify the source of the Deposit, and certify under

penalty of perjury that the potential bidder has the appropriate title and ownership of the monies used to fund the Deposit.

5. Qualified Bid Requirements. A bid will constitute a "Qualified Bid" only if such bid:

a. is not conditioned on obtaining financing or any internal approval, the outcome or review of due diligence, or obtaining requisite regulatory approval including, but not limited to, receipt of licenses from the DSS;

b. is irrevocable through the conclusion of the Auction;

c. does not request or entitle the bidder to any break-up fee, termination fee, expense reimbursement or similar type of payment;

d. acknowledges and represents that the bidder (i) has conducted, or had the opportunity to conduct, its due diligence with respect to the respective property and the transaction structure set forth in the Agreement, (ii) in making its bid, has relied solely on its own independent review, investigation and/or inspection of the same, and (iii) did not rely on any written or oral statements, representations, promises, warranties or guaranties whatsoever, whether express, implied, by operation of law, or otherwise regarding the same, or the completeness of any information provided in connection with the Auction, except as expressly stated in these Bidding Procedures;

e. fully discloses the identity of the person or entity that will be bidding or otherwise participating in connection with such bidding, and all terms of any such participation that, in the reasonable business judgment of the Trustees, are relevant to such bid; and

f. discloses the qualifications of the potential bidder relevant to allow the Trustees to assess the likelihood of said bidder obtaining requisite regulatory approval including, but not limited to, necessary licenses from the DSS to operate the Facilities.

6. Option of Trustees to Extend Bid Deadline and/or Proceed without Auction. The Trustees may extend the Overbid Deadline once or successively, but are not obligated to do so. If the Trustees extend the Overbid Deadline, they shall promptly notify all potential bidders of the extension. If no Qualified Bid is received by the Trustees by the Bid Deadline, the Trustees will proceed with the hearing on the Sale Motion seeking approval of the sale to the Purchaser (the "Sale Hearing") without conducting the Auction.

7. Due Diligence Requests. Each potential bidder shall direct any request he/she/it may have relating to due diligence materials in writing by email to the Trustees or to Shep Roylance, at JCH Senior Housing (the "Broker") at shep@shepjch.com. The Trustees, to the extent available without any duty of inquiry and discovery, will use commercially reasonable good faith efforts to afford each potential bidder such due diligence information as the Trustees determine to be reasonable and appropriate. Upon request and after receipt of an executed nondisclosure agreement, the Trustees shall deliver (unless previously delivered) all documents delivered to any other potential bidder. The Trustees shall not be obligated to furnish any due diligence information

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after the Overbid Deadline and no conditions relating to the completion of due diligence shall be permitted to exist after the Overbid Deadline.

8. No Representations/Warranties. Furthermore, the Trustees expressly disclaim (i) any representation, warranty, covenant, guaranty, agreement or assurance as to any materials provided including, without limitation, any representation or warranty as to the accuracy or completeness of any such materials, and (ii) any liability of whatsoever kind and nature with respect to the materials provided. **A Qualified Bidder who submits an Overbid does so with the knowledge that he/she/it conducted, or had the opportunity to conduct, its due diligence prior to the Auction.**

9. Sole Discretion of Trustees in Acceptance/Rejection of Overbids. The Trustees collectively hold sole discretion in accepting and rejecting all overbids, including, without limitation, taking into account such non-monetary factors or other consideration that might be relevant to the sale to a particular buyer. Such factors include, but are not limited to, the ability of the proposed overbidder to obtain a new license from the DSS.

10. "As Is, Where Is" / Free and Clear Sale. Subject to and except as otherwise provided in the Agreement, the sale of the Purchased Assets shall be on an "as is, where is" basis and without representations or warranties of any kind, nature or description by the Trustees. All of the Trustees' right, title and interest in the Purchased Assets shall be sold, subject to approval by order of the this Court entered after the Sale Hearing, free and clear of all liens, claims, adverse claims of ownership, and other interests (collectively, "Encumbrances"), other than those permitted or arising under the respective purchase agreements representing Conditions of Title, in accordance with the Bankruptcy Code, with such Encumbrances (other than the Encumbrances representing or in connection with the Conditions of Title), if any, to attach to the net proceeds of the sale with the same priority as existed with respect to Property.

11. Auction Procedures. The Auction shall be conducted in accordance with the following procedures:

- a. Only a Qualified Bidder who has submitted a Qualified Bid will be eligible to participate;
- b. All Qualified Bidders must be present in person or through a qualified representative.
- c. At the Auction, Qualified Bidders will be permitted to increase their bids by at least minimal increments of \$50,000.00. The Trustees shall announce prior to each subsequent round of bidding the minimum incremental overbids.
- d. At the conclusion of the Auction, the Trustees will (i) identify the highest and best offer (the "Successful Bid"), and (ii) identify the next highest or otherwise best offer after the Successful Bid (the "Next Highest Bid"). The Trustees shall have the right to request additional financial information from a Qualified Bidder if deemed necessary to evaluate the ability of the Qualified Bidder to consummate the contemplated transaction.

e. If the bidder identified by the Trustees as the Next Highest Bidder agrees to maintain its status as a back-up bidder, then it also must agree that its Next Highest Bid will remain irrevocable and subject to acceptance by the Trustees, and the Trustee will retain its good faith Deposit until the sale to the Successful Bidder closes. If the bidder initially identified by the Trustees as the Next Highest Bidder does not agree to such terms, then the Trustees, in their sole discretion, may identify the next highest or otherwise best bid as the Next Highest Bid, and may continue to do so until such a bidder who has submitted such a bid agrees to become the Next Highest Bidder.

12. Withholding/Return of Deposits. The good faith Deposits of all Qualified Bidders shall be held by the Trustees, but shall not become property of any of the Garfield Debtors' or Operating Debtors' estates absent further order of this Court. Good faith Deposits made by Qualified Bidders, other than those made by the Successful Bidder and any Next Highest Bidder who agrees to maintain its status as a back-up bidder, shall be returned to such Qualified Bidder within fifteen (15) business days following the conclusion of the Auction. If the Successful Bidder (or a Next Highest Bidder who agrees to maintain its status as a back-up bidder) timely closes by the Closing Date, then its good faith Deposit shall be credited towards the amount due at Closing. If the Successful Bidder (or a Next Highest Bidder who agrees to maintain its status as a back-up bidder) fails to timely close by the Closing Date, then its good faith Deposit shall be disposed of as provided in the purchase agreement.

13. Stalking Horse Break-Up Fee. In the event that an overbidder (and not the Purchaser) is the successful bidder for the purchase of the Purchased Assets, and the sale to the overbidder closes, the Trustees shall pay to the Purchaser, from the sale proceeds, the break-up fee of \$150,000.00 (the "Break-Up Fee"). The Purchaser shall be allowed to credit bid the Break-Up Fee in any overbid(s) that the Purchaser may elect to make with respect to the Purchased Assets.

14. Closing Date. In the event that an Auction is held, the Trustees intend to enter into the transaction contemplated by the Agreement with the Successful Bidder. The Trustee and the Successful Bidder shall close the transactions contemplated by the Agreement on the 30th day after entry of the Order Approving the Sale (the "Closing Date"), unless the Trustees, in their sole discretion, agree to extend the Closing Date further. In the event that the Successful Bidder fails to close the transaction contemplated by the Agreement, then the Trustee shall be authorized to close with the Next Highest Bidder without notice to any other party or any further court order.

15. Extension of Deadline(s). The Trustees may extend or alter any deadline contained in this Notice if it will better promote the goals of the bidding process described herein. At or before the Auction, the Bankruptcy Court or the Trustees may impose such other terms and conditions as it or they may determine to be in the best interests of the respective bankruptcy estates, their creditors, and other parties in interest.

Terms and Conditions of Sale

The Purchased Assets shall be sold "as is" and "where is" free and clear of all liens, claims and encumbrances.

The purchase price for the Purchased Assets shall be \$10,500,000 in cash. The Purchaser has delivered to the Operating Trustee, a deposit in the amount of Two Hundred Thousand Dollars (\$200,000) in cash (collectively, along with any interest from time to time earned thereon, the "Initial Deposit"). The Operating Trustee has obtained approval from the Bankruptcy Court to use the deposit, to the extent needed, as a bridge loan to cover any cash short falls pending closing of the proposed sale. To the extent there is an outstanding balance on the bridge loan at the time of closing, the Purchaser will be entitled to a credit against the Purchase Price in the amount equal to the outstanding balance on the loan. Within three (3) days prior to the Auction (discussed below), the Purchaser will supplement his deposit such that the total deposit will be \$500,000.

The balance of the Purchase Price shall be payable by Purchaser prior to closing. Unless the Trustees agree to a later date, the closing shall occur within 30 days following entry of an Order approving the Sale Motion, unless the Order is stayed pending appeal, in which event the Closing shall occur on the first business day after the stay is no longer in effect) (the "Closing").

The Operating Trustee will enter into a Management and Operations Transfer Agreement ("MOTA"), and Assignment and Assumption Agreement and a Bill of Sale, in the respective forms similar to the drafts attached to the Motion as composite "Exhibit 2" at and to be effective as of the Closing.

Subject to the terms and conditions of the MOTA, the MOTA will allow the Purchaser to manage the Facility Debtors (as defined in the MOTA) and operate under the Facility Debtors' licenses pending receipt of its own licenses after requisite regulatory approval. To be clear, regulatory approval including the approval of licenses is not a condition of Closing. Rather, subject to the terms and conditions of the MOTA, the Closing will occur concurrently with the execution and effective date of the MOTA, such that the Purchaser will manage and take over operations on the date of the Closing, and will continue to manage and operate under the Facility Debtors' licenses pending requisite regulatory approval including but not limited to obtaining licenses. Further, in order for the Purchaser to manage and operate the Facility Debtors, as set forth in and subject to the MOTA, the MOTA provides that the Purchaser, immediately following the transfer as of the Closing, will lease the Operating Assets necessary to operate the Facilities to the Facility Debtors until the Transition Date (as defined in the MOTA). In addition, since the real property leases for the Operating Debtors will have expired by December 31, 2015, the MOTA provides that the Operating Debtors will remain in possession of their respective Facilities and space, as applicable, on a rent free basis until the termination of the MOTA.

The Assignment and Assumption Agreement will effect the assignment of the Assumed Contracts (as defined in the Agreement). The Bill of Sale is related to the sale, transfer and conveyance of the subject personal property.

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As soon as practicable after the Closing, Purchaser and Sellers shall use their commercially reasonable efforts to agree upon the allocation of the Purchase Price among the Purchased Assets and allocating the Purchase Price among the various assets comprising the Purchased Assets in accordance with Treasury Regulation 1.1060-1 (or any comparable provisions of state or local tax law) or any successor provision, provided, however, that at least \$500,000 of consideration shall be allocated to the Operating Assets included in the Purchased Assets.

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 333 South Hope Street, Thirty-Fifth Floor, Los Angeles, CA 90071-1406.

A true and correct copy of the foregoing documents entitled (*specify*): **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*) December 22, 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:

Simon Aron on behalf of Creditor B-Squared, Inc., dba All California Funding
saron@wrslawyers.com

Jason Balitzer on behalf of Interested Party Courtesy NEF
jbalitzer@sulmeyerlaw.com, jbalitzer@ecf.inforuptcy.com; dwalker@ecf.inforuptcy.com

Mikel R Bistrow on behalf of Interested Party Courtesy NEF
bistrowm@ballardspahr.com, burkec@ballardspahr.com

Christopher Celentino on behalf of Interested Party Courtesy NEF
celentinoc@ballardspahr.com, burkec@ballardspahr.com

Howard M Ehrenberg (TR)
ehrenbergtrustee@sulmeyerlaw.com, ca25@ecfcbis.com; C123@ecfcbis.com; hehrenberg@ecf.inforuptcy.com

Michael S Greger on behalf of Interested Party Courtesy NEF
mgreger@allenmatkins.com

Mark S Horoupian on behalf of Trustee Howard M Ehrenberg (TR)
mhoroupian@sulmeyerlaw.com, ppenn@sulmeyerlaw.com; mhoroupian@ecf.inforuptcy.com; ppenn@ecf.inforuptcy.com

Elsa M Horowitz on behalf of Creditor B-Squared, Inc., dba All California Funding
ehorowitz@wrslawyers.com, aparisi@wrslawyers.com

Justin Lynch on behalf of Debtor 1415 Garfield LLC
jlynchbk@gmail.com, lee@jglynchlaw.com

Justin Lynch on behalf of Debtor 1425 Garfield LLC
jlynchbk@gmail.com, lee@jglynchlaw.com

Justin Lynch on behalf of Debtor 1435 Garfield LLC
jlynchbk@gmail.com, lee@jglynchlaw.com

Alvin Mar on behalf of U.S. Trustee United States Trustee (LA)
alvin.mar@usdoj.gov

Lorraine M Sarles on behalf of Interested Party of Unsecured Creditor Official Committee
lorraine.sarles@alston.com

Steven J Schwartz on behalf of Interested Party Courtesy NEF
sschwartz@dgdgk.com, DanningGill@gmail.com; sschwartz@ecf.inforuptcy.com

MSH\2459065.1 This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

David A Tilem on behalf of Debtor 1415 Garfield LLC

davidtilem@tilemlaw.com,

DavidTilem@ecf.inforuptcy.com; malissamurguia@tilemlaw.com; joanfidelson@tilemlaw.com; JoanFidelson@ecf.inforuptcy.com; MalissaMurguia@ecf.inforuptcy.com; SylviaTilemLaw@gmail.com

United States Trustee (LA)

ustpreion16.la.ecf@usdoj.gov

Joyce H Vega on behalf of Interested Party Pasadena Adult Residential Care Inc.

vegaattorneys2@gmail.com

Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL:

On (date) _____, 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.

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) December 22, 2015, 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.

[VIA HAND DELIVERY]

The Honorable Robert Kwan
U.S. Bankruptcy Court
Roybal Federal Building
255 E. Temple Street
Bin outside of Suite 1682
Los Angeles, CA 90012

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.

December 22, 2015

Patricia Penn

/s/Patricia Penn

Date

Printed Name

Signature