

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Michael G. Spector - Bar No. 145035) Vicki L. Schennum (Of Counsel)-Bar No.159628 2677 North Main Street, Suite 800 Santa Ana, CA 92705 Tele: (714) 835-3130 - Michael G. Spector Tele: (714) 849-3988 - Vicki L. Schennum Fax: (714) 558-7435 Email: mgspector@aol.com; schennumlaw@gmail.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Save Most Desert Rancho, Ltd</p>	<p>FOR COURT USE ONLY</p>
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<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>	
<p>In re: SAVE MOST DESERT RANCHO, LTD</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 8:12-bk-23173 CB CHAPTER: 11</p> <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>

<p><b>Sale Date:</b> 04/03/2013</p>	<p><b>Time:</b> 10:00 am</p>
<p><b>Location:</b> United States Bankruptcy Court, 411 West Fourth Street, Ctrm 5D, Santa Ana, Ca 92705</p>	

**Type of Sale:**  Public  Private **Last date to file objections:** 03/20/2013

**Description of property to be sold:** Real property located at 200 South Main St., Corona, California including, the:!  
The Land, the Improvements and Appurtenances, the Personalty, the Intangible Property, the Leases, the Contracts  
and warranties as those terms are defined in the Motion Authorizing and Approving the Sale of Non-Residential Real  
Property Free and Clear of Liens, Pursuant to Bankruptcy Code Section 363 and Authorizing Overbid Procedures  
filed on March 13, 2013.

**Terms and conditions of sale:** Entire Purchase Price due upon closing. Back up buyers will be required to sign a  
Purchase and Sale Agreement in substantially similar form and on the same terms and conditions, other than the sale  
price, as the Sale Agreement signed by the Buyers (a copy of which is attached to the Sale Motion filed with the Court  
on March 12, 2013.

Opening bid set forth below as Proposed sale price

**Proposed sale price:** \$ 7,750,000.00

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):** Opening Bid of \$7,750,000 with initial overbid of \$100,000 and all subsequent incremental overbids in the amount of \$100,000 each. The auction will be conducted in a two-step process. All Overbidders will participate in the initial auction. A back-up auction will then be conducted to determine the back-up buyer.

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

United States Bankruptcy Court  
411 West Fourth Street, Courtroom 5D  
Santa Ana, California 92705  
Honorable Catherine E. Bauer presiding

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

Lee R. Goldberg, Esq.  
Law Offices of Lee R. Goldberg  
23272 Mill Creek Drive, Suite 360  
Laguna Hills, California 92653  
Telephone: 949-305-6870  
Facsimile: 949-305-6874  
Email: lee@callawyers.com

Date: 03/12/2013

### 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: 2677 North Main St, Ste 800, Santa Ana, CA 92705

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) 03/12/2013, 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:  
See Attached

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 03/13/2013, 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.  
See Attached

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.

03/12/2013      Lauren Dalley      /s/ Lauren Dalley  
*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.

**ADDITIONAL SERVICE INFORMATION**

Served via NEF:

Nancy S Goldenberg  
J. Barrett Marum  
Reed M Mercado  
Vicki L Schennum  
Michael G Spector  
Douglas G Tennant  
Eric J Testan  
Michael D Testan  
United States Trustee (SA)  
David L Prince  
Martha E Romero

nancy.goldenberg@usdoj.gov  
bmarum@sheppardmullin.com,danderson@sheppardmullin.com  
rmercado@sheppardmullin.com  
schennumlaw@gmail.com  
mgspector@aol.com  
dtennant@frankel-tennant.com  
etestan@frankel-tennant.com  
mtestan@frankel-tennant.com  
ustpregion16.sa.ecf@usdoj.gov  
dlp@redchamber.com  
Romero@mromerolawfirm.com

Served Via US Mail

Debtor-in-Possession

Save Most Desert Rancho, Ltd.  
c/o Charles Kaminskas  
23272 Mill Creek Dr., #330  
Laguna Hills, CA 92653

Landscape Service

Golden Pacific Landscape  
1537 E. McFadden Ave, Unit H  
Santa Ana, CA 92705

Secured Creditor

San Diego County Credit Union  
P. O. Box 269040  
San Diego, CA 92196-9040

Pest Control Contract

Orkin Pest Control  
1151 Knowlwood  
Anaheim, CA 92801

Attorney for San Diego County Credit Union

J. Barrett Marum, Esq.  
Sheppard, Mullin, et. al.  
501 West Broadway, 19th Fl.  
San Diego, CA 92101

Janitorial Contract

Avalon Building Maintenance  
of Inland Empire, Inc.  
1828 Commercecenter Circle  
San Bernardino, CA 92408

Presiding Judge

Honorable Catherine E. Bauer  
U.S. Bankruptcy Court  
411 W. Fourth St., #5165  
Santa Ana, CA 92701

Management Contract

Foremost Business Parks, LLC  
23272 Mill Creek Dr, Ste 330  
Laguna Hills, CA 92653

The Buyer

BBL Inc.  
Attn: John Kenney  
450 B Street, Suite 400  
San Diego, CA 92101

HVAC Contract

Air Control Systems, Inc.  
1940 S. Garden Grove Ave  
Ontario, CA 91761-5615

Elevator Service Contract

Superior Alliance  
US West Service Corp  
380 South Tustin  
Orange, CA 92866