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Parties in Interest

FILED & ENTERED

MAR 05 2015

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY penning DEPUTY CLERK

CHANGES MADE BY COURT
UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re
NNN 1818 MARKET STREET 16, LLC,
Debtor.

Case No. 2:15-bk-10111-TD

Chapter 11

Jointly Administered With:
2:15-bk-10317-TD
2:15-bk-10121-TD

In re
NNN 1818 MARKET STREET 21, LLC,
Debtor.

Adv. Pro. 2:15-ap-01012-TD

ORDER REMANDING PROCEEDING
(INCLUDING ALL CLAIMS AND
CAUSES OF ACTIONS THEREIN) TO
STATE COURT

In re
NNN 1818 MARKET STREET 37, LLC,
Debtor.

Date: February 25, 2015
Time: 2:00 P.M.

NNN 1818 MARKET STREET 1, LLC, a
Delaware limited liability company, *et al.*,

Courtroom: 1345
Judge: Hon. Thomas B. Donovan

Plaintiffs,

v.

DANIEL P. O'KEEFE and DORIS C.
O'KEEFE, individually and as trustees of
the O'KEEFE FAMILY TRUST dated
February 27, 1997, *et al.*,

Defendants.

1 On October 3, 2014, the fourteen parties sometimes referred to as the
2 "Non-Removing Parties"¹ filed a complaint in the Superior Court of the State of California,
3 County of Los Angeles (the "Superior Court"), commencing the action styled *NNN 1818*
4 *Market Street 1, LLC, et al., v. O'Keefe, et al.*, Case No. BC559541 (the "State-Court
5 Action"). The complaint names as defendants Daniel P. O'Keefe and Doris C. O'Keefe,
6 individually and as trustees of the O'Keefe Family Trust dated February 27, 1997, John
7 Ray, Gabor Csupo, NNN 1818 Market Street 16, LLC (the debtor in Case
8 No. 15-bk-10111) ("NNN 16"), NNN 1818 Market Street 21, LLC (the debtor in Case
9 No. 15-bk-10317) ("NNN 21"), and NNN 1818 Market Street 37, LLC (the debtor in Case
10 No. 15-bk-10121) ("NNN 37").

11 On January 8, 2015, debtor NNN 16 filed with this Court a notice of removal of the
12 State-Court Action, and on January 15, 2015, NNN 16 filed a copy of the notice of
13 removal with the Superior Court. The filing of that copy with the Superior Court effected
14 the removal of the State Court Action, including all claims and causes of action therein, to
15 this Court under 28 U.S.C. § 1452(a) and Fed. R. Bankr. P. 9027(c). The removed action is
16 referred to as the "Removed Action."

17 On January 16, 2015, this Court entered an order to show cause with respect to the
18 Removed Action. The Non-Removing Parties and the debtors filed papers supporting and
19 opposing, respectively, remand of the Removed Action. In accordance with the order to
20 show cause, this Court held a status conference on February 25, 2015, 2:00 P.M., at which
21 time the Court considered whether to remand the Removed Action under 28 U.S.C.
22 § 1452(b).

23 The Court has considered the record in the jointly administered chapter 11 cases of
24 NNN 16, NNN 21, and NNN 37, including the motion filed by Daymark Properties Realty,
25 Inc. to dismiss the cases and all papers (including declarations) and argument offered in
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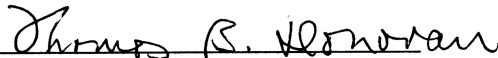
27 ¹ The name of each Non-Removing Party is in the form "NNN 1818 Market Street _____,
28 LLC." The Non-Removing Parties are NNN 1818 Market Street 1, 2, 9, 10, 11, 14, 15,
20, 23, 24, 25, 26, 30, and 35.

1 support of and opposition to the motion, and the papers and argument offered in support of
2 and opposition to remand of the Removed Action. For the reasons set forth on the record
3 at the hearing and set forth in the Court's separately filed Findings of Fact and Conclusions
4 of Law, the Court finds and concludes that there are substantial and compelling equitable
5 grounds for remand under 28 U.S.C. § 1452(b).

6 In light of the foregoing, THE COURT HEREBY ORDERS that the Removed
7 Action be remanded immediately to the Superior Court.

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23 Date: March 5, 2015


Thomas B. Donovan
United States Bankruptcy Judge