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Debtor and Debtor in Possession

FILED & ENTERED

FEB 04 2013

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

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA

LOS ANGELES DIVISION

In re

BESHMADA, LLC,

Debtor and Debtor in Possession

Case No. 2:09-bk-25523-BR

Chapter 11

ORDER APPROVING:

MOTION OF BESHMADA, LLC, DEBTOR AND DEBTOR IN POSSESSION, FOR ORDER AUTHORIZING BESHMADA, LLC TO DIRECT ITS WHOLLY OWNED ENTITY, TRANMAR PROPERTIES, LLC, TO SELL ITS TENANT IN COMMON INTEREST IN REAL PROPERTY [116.57 ASSESSED ACRES OF PAPPAS RANCH] TO CALIFORNIA TRADE, LLC, SUBJECT TO OVERBID; MEMORANDUM OF POINTS AND AUTHORITIES; AND DECLARATIONS OF LOUIS A. CICALESE AND FARHAD SAADAT

Date: January 22, 2013
Time:. 2:00 p.m.
Place: Courtroom 1668

The "*Motion Of Beshmada, LLC, Debtor And Debtor In Possession, For Order Authorizing Beshmada, LLC To Direct Its Wholly Owned Entity, Tranmar Properties, LLC, To Sell Its Tenant In Common Interest In Real Property [116.57 Assessed Acres Of Pappas Ranch] To California Trade, LLC, Subject To Overbid* (the "Motion" and the "Sale") came on for hearing on January 22, 2013 at 2:00 p.m. before the undersigned United States Bankruptcy Judge, in Courtroom 1668, located at 255 E. Temple Street, Los Angeles, California. Notice of the hearing was timely and adequately given to all interested parties. The court having reviewed the Motion and supporting evidence, there being no opposition filed to the Motion, and the Court having determined that the legal and factual bases set forth in the Motion and at the hearing establish just and good cause for the relief requested in the Motion,

IT IS HEREBY ORDERED AS FOLLOWS:

1. The Motion is granted.

2. The parties are authorized and directed to execute the documents identified in the Motion, including the *Commercial Property Purchase Agreement and Joint Escrow Instructions* , and/or such documents as are appropriate to effectuate the relief sought in the Motion.

IT IS SO ORDERED.

# # #

Date: February 4, 2013

Barry Russell
United States Bankruptcy Judge

NOTICE OF ENTERED ORDER AND SERVICE LIST

Notice is given by the court that a judgment or order entitled**: ORDER APPROVING: MOTION OF BESHMADA, LLC, DEBTOR AND DEBTOR IN POSSESSION, FOR ORDER AUTHORIZING BESHMADA, LLC TO DIRECT ITS WHOLLY OWNED ENTITY, TRANMAR PROPERTIES, LLC, TO SELL ITS TENANT IN COMMON INTEREST IN REAL PROPERTY [116.57 ASSESSED ACRES OF PAPPAS RANCH] TO CALIFORNIA TRADE, LLC, SUBJECT TO OVERBID; MEMORANDUM OF POINTS AND AUTHORITIES; AND DECLARATIONS OF LOUIS A. CICALESE AND FARHAD SAADAT** was entered on the date indicated as "Entered" on the first page of this judgment or order and will be served in the manner indicated below:

I. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s), the foregoing document was served on the following person(s) by the court via NEF and hyperlink to the judgment or order. As of ***1/23/13***, the following person(s) are currently on the Electronic Mail Notice List for this bankruptcy case or adversary proceeding to receive NEF transmission at the email address(es) indicated below.

☒ Service information continued on attached page

II. SERVED BY THE COURT VIA U.S. MAIL: A copy of this notice and a true copy of this judgment or order was sent by United States Mail, first class, postage prepaid, to the following person(s) and/or entity(ies) at the address(es) indicated below:

☐ Service information continued on attached page

III. TO BE SERVED BY THE LODGING PARTY: Within 72 hours after receipt of a copy of this judgment or order which bears an "Entered" stamp, the party lodging the judgment or order will serve a complete copy bearing an "Entered" stamp by U.S. Mail, overnight mail, facsimile transmission or email and file a proof of service of the entered order on the following person(s) and/or entity(ies) at the address(es), facsimile transmission number(s), and/or email address(es) indicated below:

☐ Service information continued on attached page

ADDITIONAL SERVICE INFORMATION

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