

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

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In re:	:	Chapter 11
	:	
FRESH & EASY, LLC, <sup>1</sup>	:	Case No. 15-12220 (BLS)
	:	
Debtor.	:	
	:	Ref. Docket Nos. 230 & 241

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**AFFIDAVIT OF SERVICE**

STATE OF NEW YORK     )  
   ) ss.:  
 COUNTY OF NEW YORK    )

STEPHEN LAM, being duly sworn, deposes and says:

1. I am employed as Noticing Coordinator by Epiq Bankruptcy Solutions, LLC, located at 777 Third Avenue, New York, NY 10017. I am over the age of eighteen years and am not a party to the above-captioned action.
2. I caused to be served the:
  - a. “Order (A)(1) Establishing Bidding Procedures for Certain Unexpired Leases of Nonresidential Real Property, (2) Authorizing and Scheduling Auction with Respect Thereto, (3) Approving Cure Procedures, and (4) Scheduling Hearing with Respect to the Outcome of the Auction(s); (B) Establishing Procedures for the Rejection of Certain Unexpired Leases of Nonresidential Real Property; and (C) Granting Related Relief,” dated November 24, 2015 [Docket No. 230], and
  - b. “Notice of Rejection of Unexpired Leases,” dated November 27, 2015 [Docket No. 241],


by causing true and correct copies to be:

- i. delivered via electronic mail to those parties listed on the annexed Exhibit A, on November 27, 2015, and
- ii. enclosed securely in separate postage pre-paid envelopes and delivered via overnight mail to those parties listed on the annexed Exhibit B, on November 28, 2015.


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<sup>1</sup> The last four digits of the Debtor’s federal taxpayer identification number are 8906. The Debtor’s mailing address is 20101 Hamilton Avenue, Suite 350, Torrance, CA 90502.

3. All envelopes utilized in the service of the foregoing contained the following legend:  
“LEGAL DOCUMENTS ENCLOSED. PLEASE DIRECT TO THE ATTENTION OF  
ADDRESSEE, PRESIDENT OR LEGAL DEPARTMENT.”

  
\_\_\_\_\_  
Stephen Lam

Sworn to before me this  
18<sup>th</sup> day of December, 2015

  
\_\_\_\_\_  
Notary Public

PANAGIOTA MANATAKIS  
NOTARY PUBLIC STATE OF NEW YORK  
QUEENS COUNTY  
LIC. #01MA6221096  
COMM. EXF. APRIL 26, 20 18

**EXHIBIT A**

<b>NAME</b>	<b>EMAIL</b>	<b>STORE #</b>
GOODKIN & LYNCH	MSHAKOURI@GOODKINLYNCH.COM	1030
MENTER, RUDIN & TRIVELPIECE, P.C.	KNEWMAN@MENTERLAW.COM	1208
PHILLIPS GOLDMAN & SPENCE PA	SWS@PGSLAW.COM	1457
SCHWARTZER & MCPHERSON LAW FIRM	BKFILINGS@S-MLAW.COM	1040
STEYER LOWENTHAL BOODROOKAS ALVAREZ & SMITH LLP	RBIEDERMAN@STEYERLAW.COM	1193
WENDEL, ROSEN, BLACK & DEAN LLP	EDREYFUSS@WENDEL.COM	1065

STORE #	NAME	EMAIL
1265	CV COMMERCIAL REAL ESTATE (STORE #1265)	DORIS@CVCOMMERCIALRE.COM
1457	GVD COMMERCIAL PROPERTIES, INC.	HANH@GVDCOMMERCIAL.COM
1395	NORTH RIVER INVESTMENTS, LLC	MIKE_DILLON@HOTMAIL.COM
1250	WIGWAM R.A. LLC	RGORDON@LAURICHPROPERTIES.COM
1208	KRG LAS VEGAS CENTENNIAL GATEWAY LLC	elehnardt@kiterealty.com
1150	FPA HAYWARD ASSOCIATES, LF	rkipers@rtacq.com; mwidera@rtacq.com
1144	BANK OF AMERICA AS TRUSTEE	JAMES.FARRELL-SMITH@USTRUST.COM
1116	REDHAWK PROPERTIES, LLC	ACCOUNTING@LEVELASSET.COM; omran@levelasset.com
1040	BELTWAY ASSOCIATES LTE	ron@pacificsouthwest.com; david@pacificsouthwest.com
1038	ATOGA LLC	nhiekali@umih.com; nhiekali@yahoo.com; nhiekali@riverpaths.com
1034	GW PARAMOUNT INVESTMENT, LLC	GIANNIDIW@YAHOO.COM
1030	STREET RETAIL WEST 7, LF	IR@FEDERALREALTY.COM
1013	TENAYA MB, LLC	RGORDON@LAURICHPROPERTIES.COM
1012	EMPRESS GROUP, LLC	MARK@COAST26.COM; COHAN860@SBCGLOBAL.NET
1006	GALLERIA ORANGE, LLC	pkutzer@kutzer.com; crodriguez@kutzer.com; ebae@kutzer.com
1238	Brixton-Calimesa, LLC	jraviele@kelleydrye.com
1052	Monterey Property Associates Anaheim LLC	jraviele@kelleydrye.com
1085	Tuscay Square Partners, LLC	jraviele@kelleydrye.com
1149	Golden Mile Investment Company	heilmanl@ballardspahr.com;dusin.branch@kattenlaw.com
1243	Peyser Family Revocable Trust of 1997	heilmanl@ballardspahr.com;dusin.branch@kattenlaw.com
1065	YOG, LLC	edruyfuss@wendell.com
1193	ZZ River Park LLC	rosner@teamrosner.com

<b>NAME</b>	<b>EMAIL</b>
FOX ROTHSCHILD LLP	LBIRD@FOXROTHSCHILD.COM;MKURTH@FOXROTHSCHILD.COM;MSWEET@FOXROTHSCHILD.COM
FOX ROTHSCHILD LLP	JKLEIN@FOXROTHSCHILD.COM

**EXHIBIT B**

Claim Name	Address Information
3RD STREET PLAZA LLC	230 PARK AVE. LONG BEACH CA 90803
AHMAD ZARRABIAN LIVING TRUST	6345 BALBOA BLVD., #358 ENCINO CA 91316
ALTAPO-BELLWOOD BUILDING, LLC	C/O SINANIAN DEVELOPMENT, INC. 18980 VENTURA BLVD., SUITE 200 TARZANA CA 91356
ATOGA, LLC	4367 CLEAR VALLEY DRIVE ENCINO CA 91436
BANK OF AMERICA	TRUSTEE OF THE TUA WILLIAM J KNIGHT LIVING TRUST 515 S. FLOWER ST., 28TH FL., CA9-512-28-12 LOS ANGELES CA 90071
BELTWAY ASSOCIATES, LTD.	ATTN: RONALD & GERALDINE EVANS 8961 WEST SAHARA AVE., SUITE 104 LAS VEGAS NV 89117
BEWLEY, LASSLEBEN AND MILLER	(COUNSEL FOR BRIXTON-CALIMESA AND MONTEREY PROPERTY ASSOCIATES ANAHEIM, LLC) ATTN: ERNIE ZACHARY PARK, ESQ. 13215 E. PENN ST., SUITE 510 WHITTIER CA 90602
BUCKNER, ROBINSON & MIRKOVICH	ATTN: WILLIAM D. BUCKER, ESQ. 3146 REDHILL AVE., SUITE 200 COSTA MESA CA 92626
CENTENNIAL COMMERCE LLC	C/O THE REAL ESTATE GROUP 1762 WESTWOOD BLVD., SUITE 400 LOS ANGELES CA 90024
CENTENNIAL COMMERCE LLC,	C/O JADE ENTERPRISES 888 S. FIGUEROA ST., SUITE 1900 LOS ANGELES CA 90017
CIM GROUP, LLC, ATTN: CORPORATE COUNSEL	4700 WILSHIRE BLVD. LOS ANGELES CA 90010
CITY PLACE LONG BEACH, LLC	9200 W. SUNSET BLVD., PH9 WEST HOLLYWOOD CA 90069
DAILY ARCADE, LLC	PO BOX 151 CAMARILLO CA 93011
DIANA KAPLAN	32 ANACAPA LANE ALISO VIEJO CA 92656
DTZ	12625 FREDERICK STREET, STE. E-2 MORENO VALLEY CA 92553
EMPRESS GROUP	ATTN: MARK FARZAN 15250 VENTURA BOULEVARD, #508 SHERMAN OAKS CA 91403
EMPRESS GROUP. LLC, ATTN MARK FARZAN	15250 VENTURA BLVD., SUITE 508 SHERMAN OAKS CA 91403
FOX ROTHSCHILD LLP	(COUNSEL FOR OFFICIAL COMMITTEE OF UNSECURED CREDITORS) ATTN: L. JOHN BIRD, ESQ. 919 NORTH MARKET STREET, SUITE 300 WILMINGTON DE 19801
FOX ROTHSCHILD LLP	(COUNSEL FOR OFFICIAL COMMITTEE OF UNSECURED CREDITORS) ATTN: METTE H. KURTH, ESQ., MICHAEL A. SWEET, ESQ. 1800 CENTURY PARK EAST, SUITE 300 LOS ANGELES CA 90067-1506
FPA HAYWARD ASSOCIATES, LP	4685 MACARTHUR COUT, SUITE 400 NEWPORT BEACH CA 92660
GALLERIA ORANGE, LLC,	C/O THE KUTZER COMPANY 716 MISSION STREET SOUTH PASADENA CA 91030
GGT INVESTMENT COMPANY, LLC	C/O COASTAL COMMUNITY BUILDERS, INC. PO BOX 13 PISMO BEACH CA 93448
GGT INVESTMENT COMPANY, LLC,	C/O COASTAL COMMUNITY BUILDERS, INC. 330 JAMES WAY, SUITE 270 PISMO BEACH CA 93449
GOLDEN HEIGHTS INVESTMENT LLC,	C/O SUMMIT TEAM, INC. 17165 NEWHOPE ST., UNIT H FOUNTAIN VALLEY CA 92708
GOLDEN MILE INVESTMENT COMPANY	C/O AMERICAN WEST INVESTMENT COMPANY PO BOX 400937 LAS VEGAS NV 89140
GOODKIN & LYNCH LLP	(COUNSEL FOR STREET RETAIL WEST 7, L.P) ATTN: MICHAEL A. SHAKOURI, ESQ. 1875 CENTURY PARK EAST, SUITE 1860 LOS ANGELES CA 90067
GOURJIAN LAW GROUP, PC	ATTN: VARAND GOURJIAN, ESQ. 101 N. BRAND BLVD., SUITE 1220 GLENDALE CA 21302
GVD COMMERCIAL PROPERTIES, INC.	1915-A E. KATELLA AVE. ORANGE CA 92867
GW PARAMOUNT INVESTMENT, LLC,	ATTN: GIANNI WANG 8 GONDOLIERI BLUFF NEWPORT BEACH CA 92657
JACOB M PEYSER AND LISE A. PEYSER	TRUSTEE OF THE PEYSER FAMILY REVOCABLE TRUST OF 1997 PO BOX 9197 RANCHO SANTA FE CA 92067
KABAKOFF FAMILY TRUST	525 S. DOUGLAS ST., SUITE 270 EL SEGUNDO CA 90245
KRG LAS VEGAS CENTENNIAL GATEWAY, LLC	ATTN: VICE PRESIDENT OF PROPERTY OPERATIONS 30 SOUTH MERIDIAN STREET, SUITE 1100 INDIANAPOLIS IN 46204
LINER GRODE STEIN YANKELEVITZ SUNSHINE	REGENSTREIF & TAYLOR LLP 1100 GLENDON AVENUE, 14TH FLOOR LOS ANGELES CA 90024
MENTER, RUDIN & TRIVELPIECE, P.C.	(COUNSL FOR KRG LAS VEGAS CENTENNIAL GATEWAY, LLC) ATTN: KEVIN M. NEWMAN, ESQ. 308 MALTBIE STREET, SUITE 200 SYRACUSE NY 13204-1439
MONTEREY PROPERTY ASSOCIATES ANAHEIM, LLC	C/O ATHENA MANAGEMEN INC. 16795 VON KARMAN AVE., SUITE 200 IRVINE CA 92606
MONTEREY PROPERTY ASSOCIATES ANAHEIM, LLC	C/O JH REAL ESTATE PARTNERS, INC. 500 NEWPORT CENTER DRIVE, SUITE 900 NEWPORT BEACH CA 92660
MOULTON PLAZA, SPE, LLC	48 TESLA IRVINE CA 92672

Claim Name	Address Information
NANCY MAURIELLO, ESQ.	4685 MACARTHUR COUT, SUITE 410 NEWPORT BEACH CA 92660
NORTH RIVER INVESTMENTS, LLC	3638 CAMINO DEL RIO NORTH, SUITE 102 SAN DIEGO CA 92108
ORANGETHORPE DFWU	15991 RED HILL AVE., SUITE 200 TUSTIN CA 92780
PHILLIPS, GOLDMAN & SPENCE, P.A.	(COUNSEL FOR GVD COMMERCIAL PROPERTIES, INC.) ATTN: STEPHEN W. SPENCE, ESQ. 1200 NORTH BROOM STREET WILMINGTON DE 19806
RAZNICK REALTY GROUP,	ATTN: ROBERT RAZNICK 5525 OAKDALE AVE., SUITE 200 WOODLAND HILLS CA 91364
REDHAWK PROPERTIES LLC	9070 IRVINE CENTER DRIVE, SUITE 200 IRVINE CA 92618
SCHWARTZER & MCPHERSON LAW FIRM	(COUNSEL FOR BELTWAY ASSOCIATES LTD) ATTN: LENARD E. SCHWARTZER, ESQ. 2850 SOUTH JONES BOULEVARD, SUITE 1 LAS VEGAS NV 89146
STEYER LOWENTHAL BOODROOKAS ALVAREZ & SMITH LLP	(COUNSEL FOR ZR RIVER PARK, LLC) ATTN: ROBERT W. BIEDERMAN ONE CALIFORNIA STREET, THIRD FLOOR SAN FRANCISCO CA 94111
STREET RETAIL WEST 7, LP	C/O FEDERAL REALTY INVESTMENT TRUST 1626 EAST JEFFERSON STREET ROCKVILLE MD 20852-4041
SUNRISE WAY CENTER	C/O PREMIER COMMERCIAL BROKERAGE PO BOX 3131 HUNTINGTON BEAECB CA 92605
TENAYA MB, LLC,	ATTN: RICHARD GORDON 1770 NORTH BUFFALO, SUITE 101 LAS VEGAS NV 89128
UNITED STATES TRUSTEE	HANNAH MUFSON MCCOLLUM 844 KING STREET, STE 2207 LOCK BOX 35 WILMINGTON DE 19801
VISTA LUCKY PLAZA	C/O OPHIR MANAGEMENT SERVICES, INC. 6345 BALBOA BLVD., #358 ENCINO CA 91316
VK MAJOR ONE, LLC,	ATTN: PROPERTY MANAGER PO BOX 250250 GLENDALE CA 91225
WALTER LIN	1383 APPALACHIAN CLAREMONT CA 91711
WCPP-LK, LLC & WCPP-CT, LLC	6345 BALBOA BLVD., #358 ENCINO CA 91316
WENDEL, ROSEN, BLACK & DEAN LLP	(COUNSEL FOR YOG, LLC) ATTN: ELIZABETH BERKE-DREYFUS, ESQ. 1111 BROADWAY, 24TH FLOOR OAKLAND CA 94607-4036
WIGWAM R.A., LLC	C/O LAURICH PROPERTIES, INC. 1770 N BUFFALO DR # 101, LAS VEGAS NV 89128
YOG, LLC,	ATTN: CHRISTOPHER R. PHILLIPS 33791 GLOCAMORA LANE SAN JUAN CAPISTRANO CA 92675
ZR RIVER PARK, LLC,	ATTN: LEGAL DEPT. 2416 EAST 37TH STREET N. WICHITA KS 67219

<b>Total Creditor count 57</b>
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