

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
Alexandria Division

In re:	)	Chapter 11
	)	
GRAND CENTREVILLE, LLC <sup>1</sup>	)	Case No. 13-13590-RGM
	)	
	)	
Debtor.	)	

**INTERIM ORDER AUTHORIZING USE OF CASH  
COLLATERAL AND ADEQUATE PROTECTION**

This matter came before the Court upon the Debtor's Motion To Authorize Use of Cash Collateral and Adequate Protection and Memorandum in Support Thereof (the "Motion"). The Court having reviewed the Motion and having heard the statements of counsel in support of the relief requested in the Motion at a hearing before the Court (the "Hearing"); the Court finding that (a) the Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334, (b) this is a core proceeding pursuant to 28 U.S.C. §§ 157(b)(2) and (c) notice of this Motion and the Hearing was sufficient under the circumstances; and the Court being fully advised in the premises and having determined that the legal and factual bases set forth in the Motion and at the Hearing establish just cause for the relief granted herein; it is hereby

ORDERED as follows:

1. The Motion is hereby GRANTED.
2. Capitalized terms not otherwise defined herein shall have the meanings given to them in the Motion.
3. Without the interim use of Cash Collateral, the estate will suffer immediate and irreparable harm.

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<sup>1</sup> The Debtor's address and TIN are as follows: 13810-13860 Braddock Road, Centreville, VA 20121; 20-0836022

4. Accordingly, the Debtor is authorized to utilize Cash Collateral in a manner consistent with the Motion and Budget attached hereto as Exhibit A.

5. To the extent that Lender has an interest in any of the Cash Collateral, it is hereby granted a replacement lien in the collateral type against which it maintains a valid, pre-petition lien. The replacement lien will be of the same validity, priority and enforceability as the pre-petition lien of Lender in such type of assets. Lender's adequate protection lien granted herein shall be deemed perfected without any further execution, delivery or filing of security agreements, financing statements or other instruments by any party. The Debtor is hereby authorized to execute and deliver to Lender any instruments, agreements and documents related to the perfection of the adequate protection lien against the affected estate assets.

6. Upon entry this Order shall be served (by first class mail, postage prepaid or overnight delivery) upon: the Office of the United States Trustee, the Debtor's unsecured creditors as identified in its Chapter 11 petition, the Debtor's known secured creditors and any known legal counsel for the secured creditors.

7. Any party having any objection to any of the relief provided herein shall, prior to September 17, 2013: (a) file a written objection with the Clerk of this Court; (b) serve copies of such written objection on (i) Tavenner & Beran, PLC, (ii) the Office of the United States Trustee, (iii) the Debtor's unsecured creditors as identified in its Chapter 11 petition, (iv) the Debtor's known secured creditors and (v) any known legal counsel for the secured creditors; and (c) attend the hearing scheduled below to consider the objection(s).

8. A final hearing will be held on the Motion at 11:30 a.m. on September 24, 2013, at the United States Bankruptcy Court Eastern District of Virginia, Alexandria Division, 200 South Washington Street, Alexandria, VA 22314.

Enter:

UNITED STATES BANKRUPTCY JUDGE

I ask for this:

/s/ Lynn L. Tavenner

Lynn L. Tavenner, Esquire (Va. Bar No. 30083)

Paula S. Beran, Esquire (Va. Bar No. 34679)

Tavenner & Beran, PLC

20 North Eighth Street, Second Floor

Richmond, Virginia 23219

Telephone: (804) 783-8300

Telecopy: (804) 783-0178

*Proposed Counsel to the Debtor*

**CERTIFICATION**

I hereby certify that the foregoing proposed Order has been either served on August 23, 2013 by first-class mail, postage prepaid, and/or electronic delivery or endorsed by all necessary parties.

/s/ Lynn L. Tavenner

Lynn L. Tavenner, Esquire (Va. Bar No. 30083)

Paula S. Beran, Esquire (Va. Bar No. 34679)

Tavenner & Beran, PLC

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EXHIBIT A

Vendor	Invoice #	Date	Amount	Reason
EnviroSolutions (Potomac Services)			\$4,521.14	
Washington Sprinkler			\$1,800.00	August Repair
CMI	895755	8/8/2013	\$157.80	Monthly Maintenance
FedEx	235962654	8/6/2012	\$24.11	Documents sent to Midland
Guardian	0202874-IN	8/14/2013	\$2,517.95	Duct detectors replaced
CK's Aire		8/12/2013	\$10,000.00	Balance on Plaza AC
CK's Aire		8/12/2013	\$750.00	Repair of AC in corridor at Plaza
CK's Aire		8/12/2013	\$304.00	Diagnosis of AC at Korean Ginseng
Deoudes-Magafan Realty, Inc.	Man.Fee Aug 2 -21		\$6,278.24	
CK's Aire		8/1/2013	\$8,750.00	Replace AC at Korean Ginseng
Utility Deposits			\$24,313.00	Includes \$15,163 Fairfax Water

General Operating Expenses

	August	Sept
Management Fees (3%)	\$9,120.00	\$9,180.00
Accounting by DMR for bankruptcy	\$900.00	\$900.00
Leasing Commisions	\$4,000.00	\$4,000.00
Telephone	\$400.00	\$400.00
Parking Lot Repairs		\$2,000.00
Grounds Maintenance	\$2,500.00	\$2,500.00
Parking Lot Cleaning	\$1,500.00	\$2,000.00
Plumbing	\$1,500.00	\$1,500.00

Exterminator	\$300.00	\$300.00
Fire/Sprinkler System		\$5,000.00
Electricity	\$5,000.00	\$5,000.00
Trash Collection		\$4,000.00
Natural Gas	\$1,000.00	\$1,000.00
Mortgage Payments w		
Escrows/Reserves	\$195,000	\$195,000