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IT IS SO ORDERED.
Signed November 12, 2013

Email: Heinz@bindermalter.com
Email: Rob@bindermalter.com
Email: Roya@bindermalter.com

A handwritten signature in black ink that reads "Arthur S. Weissbrodt". The signature is written in a cursive style and is positioned above a horizontal line.

Attorneys for Debtor and Debtor-in-Possession
MI PUEBLO SAN JOSE, INC. Arthur S. Weissbrodt
U.S. Bankruptcy

9 UNITED STATES BANKRUPTCY COURT
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11 NORTHERN DISTRICT OF CALIFORNIA
12
13 SAN JOSE DIVISION

13 In re:
14 MI PUEBLO SAN JOSE, INC.,
15
16 Debtor.

Case No. 13-53893-ASW
Chapter 11
Date: November 8, 2013
Time: 2:15 p.m.
Place: Courtroom 3020
280 South First Street
San Jose, California

19 **ORDER GRANTING MOTION TO EXTEND TIME TO ASSUME OR REJECT**
20 **NON-RESIDENTIAL REAL PROPERTY LEASES**

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22 The MOTION TO EXTEND TIME TO ASSUME OR REJECT NON-RESIDENTIAL
23 REAL PROPERTY LEASES ("Motion") of the debtor and debtor in possession Mi Pueblo San
24 Jose, Inc. ("Mi Pueblo") came on for hearing on November 8, 2013 in the above-referenced
25 Court pursuant to an order specially setting a hearing; Robert G. Harris of Binder & Malter LLP
26 having appeared on behalf of Mi Pueblo and other appearances as noted in the record; the Court
27 having found that service of notice of the Motion was appropriate under the circumstances; the
28

1 Court having considered the Motion, supporting pleadings and amendments, and the arguments
 2 of counsel, and good cause appearing,

3 IT IS HEREBY ORDERED that:

4 1. The Motion is granted.

5 2. The time for the Debtor to assume or reject its interest in leases and subleases
 6 pursuant to 11 U.S.C. §365(d) regarding the following properties is hereby extended through and
 7 including February 17, 2014:

Address/Store Location	Landlord	Mi Pueblo Contract Relation with Landlord	Lease Expires
Mi Pueblo Food Center #01 20812 Hesperian Blvd. Hayward, CA 94541	Bedford Plaza Associates, LLC	Cha Cha is Tenant, Mi Pueblo Sub-leases from Cha Cha	7/31/2022
Mi Pueblo Food Center #02 40 S. Rengstorff Ave. Mt. View, CA. 94040	Owned by Cha Cha	Mi Pueblo is Tenant	06/30/2015
Mi Pueblo Food Center #03 235 E. Julian St. San Jose, CA. 95112	John & Peggy Lynch	Mi Pueblo is Tenant	06/30/2017
Mi Pueblo Food Center #03 235 E. Julian St. San Jose, CA. 95112	Loan Vu ¹	Mi Pueblo is Tenant	06/30/2017
Mi Pueblo Food Center HQ 1775 Story Rd., Suite 120 & Suite 170 San Jose, CA. 95122	Owned by Cha Cha	Mi Pueblo is Tenant	Month-to-Month
Mi Pueblo Food Center – Accounting Office, 2 nd Fl. 1745 Story Rd. San Jose, CA. 95122	Owned by Cha Cha	Mi Pueblo is Tenant	Month-to-Month
Mi Pueblo Food Center #04 1745 Story Rd. San Jose, CA. 95122	Owned by Cha Cha	Mi Pueblo is Tenant	05/31/2014
Mi Pueblo Food Center #04 Ground Lease 1745 Story Rd. San Jose, CA. 95122	The Estate of Marian Flapan c/o Bernard W. Berger	Cha Cha is Tenant, Mi Pueblo Sub-leases from Cha Cha	12/31/2014

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 28 ¹ Loan Vu is paid \$1,000 monthly based on an “Additional Agreement Regarding Purchase and Sale of Villa Foods” between Mi Pueblo and Villa Foods executed on March 31, 1997.

1	Mi Pueblo Food Center #05 950 E. Alisal St. Salinas, CA. 93905	Owned by Cha Cha	Mi Pueblo is Tenant	01/31/2024
2				
3	Mi Pueblo Food Center #06 1437 Freedom Blvd. Watsonville, CA. 95076	Owned by Cha Cha	Mi Pueblo is Tenant	04/30/2024
4				
5	Mi Pueblo Food Center #07 2100 Railroad Ave. Pittsburg, CA. 94565	Che Chen Liu and Shu Fen Liu	Mi Pueblo is Tenant	02/29/2024
6				
7	Mi Pueblo Food Center #08 1612 Crows Landing Rd Modesto, CA.95358	Joseph V. Castello, Julius S. Castello and Pauline Teresi dba Castello, Castello & Teresi	Mi Pueblo is Tenant	03/05/2017
8				
9	Mi Pueblo Food Center #10 1630 High Street Oakland, CA 94601	1630 High Street, LLC	Cha Cha is Tenant, Mi Pueblo Sub-leases from Cha Cha	11/30/2025
10				
11	Mi Pueblo Food Center #10 4340 Bond St. Oakland, CA 94601 (Parking Lot)	Owned by Cha Cha	Mi Pueblo is Tenant	05/31/2027
12				
13	Mi Pueblo Food Center #11 187 Harder Road Hayward CA 94544	Fries Properties Inc.	Mi Pueblo is Tenant	03/31/2017
14				
15	Mi Pueblo Food Center #12 320 N. Capitol Ave. San Jose, CA. 95133	Albertsons, LLC	Cha Cha is Tenant, Mi Pueblo Sub-leases from Cha Cha	01/29/2015
16				
17	Mi Pueblo Food Center #12 (Additional Space -2735 McKee Road merged) 320 N. Capitol Ave. San Jose, CA. 95133	Capitol Square Partners	Cha Cha is Tenant, Mi Pueblo Sub-leases from Cha Cha	01/29/2015
18				
19	Mi Pueblo Food Center #13 2107 Solano Ave. Vallejo, CA. 94590	Overaa Associates, LLC	Cha Cha is Tenant, Mi Pueblo Sub-leases from Cha Cha	07/31/2021
20				
21	Mi Pueblo Food Center #14 1712 Fremont Blvd. Seaside, CA. 93955	Seaside Retail Property LLC	Mi Pueblo is Tenant	05/31/2026
22				
23	Mi Pueblo Food Center #15 1731 E Bayshore Rd. E. Palo Alto, CA. 94303	National Retail Properties Inc.	Mi Pueblo is Tenant	08/31/2024
24				
25	Mi Pueblo Food Center #16 330 Bellam Blvd. San Rafael, CA. 94901	Simvest Real Estate II, LLC	Mi Pueblo is Tenant	12/31/2024
26				
27	Mi Pueblo Food Center #17 351 Bellevue Rd. Atwater, CA. 95301	Islay Investments	Mi Pueblo is Tenant	09/30/2019
28				

1 **COURT'S SERVICE LIST**

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3 Managing Agent for White Road Partners, LLC
4 c/o Cherrie Johnson and Allen Lynch
5 Doerken Properties, Inc.
6 1448 15th Street, #100
7 Santa Monica, CA 90404

8
9 JV Investments Town Plaza, LLC
10 Attn: Joseph Gagliardi, Jr.
11 PO Box 1659
12 Gilroy, CA 95021

13
14 Brian Riparbelli
15 Pacific Agri-Products
16 477 Forbes Blvd
17 S. San Francisco, CA 94080

18
19 Christopher P. Tessitore
20 National Retail Properties, Inc.
21 450 S. Orange Ave., Suite 900
22 Orlando, FL 32801

23
24 Bankruptcy Administration
25 GE Information Technology Solutions, Inc. f/d/b/a IKON Financial Services
26 1738 Bass Road
27 P.O. Box 13708
28 Macon, GA 31208

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30 Stephen D. Marks, Esq.
31 Law Offices of Stephen D. Marks
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36 Richard L. Barnett, Esq.
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41 Irvine, CA 92620

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43 Renee R. Dehesa, Esq.
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47 Oxnard, CA 93036

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49 Robert Chau
50 President of B&H Bakery Distribution Corporation

30754 San Antonio Street
Hayward, CA 94544

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