

1 MICHAEL JAY BERGER (State Bar # 100291)
2 LAW OFFICES OF MICHAEL JAY BERGER
3 9454 Wilshire Blvd., 6th Floor
4 Beverly Hills, CA 90212-2929
5 Telephone: (310) 271-6223
6 Facsimile: (310) 271-9805
7 michael.berger@bankruptcypower.com

8 Counsel for Debtor and Debtor-in-Possession,
9 Prelude Investment, LLC

FILED & ENTERED
OCT 07 2016
CLERK U.S. BANKRUPTCY COURT
Central District of California
BY may DEPUTY CLERK

10 **UNITED STATES BANKRUPTCY COURT**
11 **CENTRAL DISTRICT OF CALIFORNIA**
12 **LOS ANGELES DIVISION**

13
14 In re) CASE NO.: 2:16-BK-11776-SK
15) Chapter 11
16 PRELUDE INVESTMENT, LLC,)
17) **SCHEDULING ORDER RE: DEBTOR'S**
18 Debtor and Debtor-in-Possession.) **MOTION FOR AN ORDER**
19) **AUTHORIZING USE OF CASH**
20) **COLLATERAL**
21) Continued Cash Collateral Hearing Date
22) Date: November 3, 2016
23) Time: 8:30 a.m.
24) Crtrm: 1575
25) Roybal Federal Building
26) 255 E. Temple Street
27) Los Angeles, CA 90012

28
29 **TO THE HONORABLE SANDRA KLEIN, JUDGE OF THE UNITED STATES**
30 **BANKRUPTCY COURT, TO THE UNITED STATES TRUSTEE AND TO ALL**
31 **INTERESTED PARTIES:**

1 On October 6, 2016 at 8:30 a.m., in Courtroom 1575 of the above-entitled Court, with the
2 Honorable Sandra R. Klein presiding, the *Debtor's Motion for Court's Authority to Use Cash*
3 *Collateral* [Docket No. 57] (the "Motion") of Prelude Investment, LLC, the Debtor and Debtor-
4 in-Possession (the "Debtor") came on for continued hearing. Appearances were made as set forth
5 in the Court's record.
6

7 The Court, having considered the Motion and the pleadings and other documents on file
8 in this Chapter 11 case, having heard oral arguments, it is hereby:

9 **ORDERED** that the hearing on Debtor's Motion for Court's Authority to Use
10 Cash Collateral [Docket No. 57] is continued to November 3, 2016, at 8:30 a.m., in this Court;
11

12 **IT IS FURTHER ORDERED** that Debtor is to file an additional budget with admissible
13 evidence by October 13, 2016, as follows:
14

15 (1) Amend cash collateral budget to reflect default interest rate payment,
16 approximately \$10,700 per month, for June through November, 2016
17

18 (2) Declaration of Tammy Woloski declaring that Property taxes are paid through the
19 Mortgage Escrow Account

20 (3) Amend the cash collateral budget to reflect Property Insurance payments (paid
21 annually in April) broken down to monthly payments
22

23 (4) Declaration of Tammy Woloski regarding payment for utilities (whether the lease
24 is a triple net lease, and to indicate who's responsibility it is to pay the utilities or anything else)

25 (5) Leases for tenants Tile King Group and Servpro (if a net lease, then indicate
26 where in the leases does it mention net leasing)
27
28


1 (6) Declaration of the Debtor's principal's relative regarding the source of Debtor's
2 legal fees and U.S. Trustee's fees (and whether the source demands repayment or not), and
3

4 **IT IS FURTHER ORDERED** that JPMorgan Chase may file any opposition by October
5 20, 2016. Debtor may file a reply by October 27, 2016.
6

7
8 **IT IS FURTHER ORDERED** that no further briefing will be allowed or considered.
9

10 ###
11
12
13
14
15
16
17
18
19
20
21
22

23
24 Date: October 7, 2016


Sandra R. Klein
United States Bankruptcy Judge