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Counsel for Debtor and Debtor-in-Possession,
SAICP LLC

FILED & ENTERED

AUG 14 2026

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

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA

LOS ANGELES DIVISION

In re:

SAICP HOTEL, LLC,

Debtor and Debtor-in-Possession.

CASE NO.: 26-bk-14338-BR

Chapter 11

[Honorable Barry Russell]

ORDER GRANTING DEBTOR'S MOTION FOR ORDER AUTHORIZING USE OF CASH COLLATERAL ON A FINAL BASIS

Hearing Scheduled For:
Date: July 28, 2026
Time: 10:00 a.m.
Place: Courtroom 1668
255 East Temple Street
Los Angeles, CA 90012

A continued hearing was held at the above time and place on the Motion for Interim and Final Orders Authorizing Use of Cash Collateral Pursuant to 11 U.S.C. § 363" (the "Cash Collateral Motion," Docket No. 22) filed by debtor and debtor-in-possession SAICP (the "Debtor"). Appearances were noted on the record. The Court having considered the Cash Collateral Motion [dkt. 22], the Opposition to the Cash Collateral Motion file by PI HS, LLC ("PI HS") [dkt. 29], the Debtor's Reply [dkt. 30], Response of California Statewide Communities Development Authority to the Cash Collateral Motion [dkt. 59], Further Opposition and Reservation of Rights filed by PI HS, LLC [dkt. 60], Debtor's Reply to PI HS, LLC's Further Opposition [dkt. 66], PI HS, LLC's Reply [dkt. 71], Motion for Continued Use of Cash Collateral [dkt. 90], the Opposition to Motion for Continued Use of Cash Collateral by PI HS, LLC [dkt. 104], the record in this case, and the arguments of counsel at the hearing, and for the reasons stated by the Court on the record at the hearing,

IT IS HEREBY ORDERED that:

1. The Cash Collateral Motion is granted as set forth herein on an interim basis.

2. The Debtor is authorized to use its cash collateral through September 30, 2026 on the terms and conditions set forth in the Motion and in compliance with the Budget attached to the Motion as Exhibit 1. In connection therewith, the Court specifically authorizes Aimbridge Hospitality, LLC or its affiliates (as applicable) (collectively, "Aimbridge") to continue receiving revenue for the hotel into the existing pre-petition depository account ending in the last four digits of 0052 (the "Depository Account") and to pay expenses approved in the Budget (within a 10% variance of each item, provided that the total amount of expenses is not exceeded) from the pre-petition operating account ending in the last four digits 9980 (the "Operating Account"). The Court specifically authorizes the Depository Account and Operating Account to remain open until further order of this Court. Aimbridge is authorized to maintain cash balances in each account, provided that Aimbridge and its affiliates are directed to ensure that no pre-petition

payments are authorized or paid from the Operating Account other than as specifically authorized by this Court.

3. JPMorgan Chase Bank, N.A. is directed to allow Debtor and / or Aimbridge Hospitality, LLC or its affiliates to make payments consistent with the Budget from the current operating account ending in the last four digits 9980 and to continue to use the current depository account ending the last four digits 0052 to receive revenue from the hotel.

4. Provided there are sufficient funds and that any deficiency in a prior month may be addressed in a subsequent month provided funds are sufficient, the Debtor must make monthly adequate protection payments to creditor PI HS in the amount of $285,000.00 as set forth in the Budget attached to the Motion at Exhibit 1.

5. As additional adequate protection for the Debtor's use of cash collateral, PI HS is granted replacement liens in all assets in which and to the extent Debtor holds an interest, whether tangible or intangible, but excluding claims or causes of action possessed by Debtor's bankruptcy estate under sections 544, 545, 547, 548, or 553(b), with the same validity, priority, and extent as before the petition was filed in the above-referenced case, and only to the extent of post-petition diminution of PI HS's collateral, as a result of Debtor's post-petition use of cash collateral (the "Post-Petition Lien").

6. The Post-Petition Lien in favor of PI HS shall be senior in priority to any and all pre-petition and post-petition claims, rights, liens and interests, but subject and immediately junior only to any lien or security interest in pre-petition collateral that is valid, perfected and senior to the interest of PI HS effective as of the Petition Date and not otherwise avoided or subordinated. Entry of this order shall constitute sufficient and conclusive evidence of the granting, attachment, priority, perfection, and validity of the Post-Petition Lien, without any further act required under federal, state, or local law requiring notice, filing, registration, recording, possession or other act to validate or perfect a security interest or lien.

7. Aimbridge to continue to provide regular reporting to PI HS showing the variances between actual revenue and expenses compared to those set forth in the Budget and will respond to reasonable information requests from PI HS regarding variances between actual revenue and expenses. Aimbridge and PI HS will agree to the method of reporting which will generally be consistent with the pre-petition reporting provided to PI HS.

8. The Debtor must not use the Cash Collateral for payment to insiders or for payment of accounting services.

9. Notwithstanding the foregoing, Debtor shall continue to pay all franchise fees, charges, costs and reimbursable expenses (the "Franchisor Fees and Expenses") due to Marriott International Inc. ("Franchisor") arising under that certain Le Meridien Franchise Agreement between Franchisor and SAICP LLC dated as of December 15, 2017, as amended, and assigned to Debtor pursuant to that certain Assignment and Assumption of Franchise Documents dated as of September 9, 2019, and any related documents associated therewith (collectively, the "Franchise Agreements"). Without limiting the foregoing and notwithstanding anything set forth elsewhere in this Order, the Budget (and the variances set forth therein) shall not operate as a cap, limit, or restriction on the payment of fees, charges, costs and expenses owed and to be paid to Franchisor in accordance with the terms of the Franchise Agreement.

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Counsel for Marriott International, Inc.

ECHO PARK LEGAL, APC

Moriah Douglas Flahaut
Counsel for PI HS, LLC

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Date: August 14, 2026

Barry Russell
United States Bankruptcy Judge

7. Aimbridge to continue to provide regular reporting to PI HS showing the variances between actual revenue and expenses compared to those set forth in the Budget and will respond to reasonable information requests from PI HS regarding variances between actual revenue and expenses. Aimbridge and PI HS will agree to the method of reporting which will generally be consistent with the pre-petition reporting provided to PI HS.

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Approved as to form

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