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

In re:

GATEWAY METRO CENTER, LLC, a California  
limited liability company,

Debtor and Debtor in Possession.

Case No.: 2:11-bk-47919-BR

Chapter 11

**ORDER APPROVING STIPULATION TO  
EXTEND AGREED ORDER  
AUTHORIZING AND APPROVING (A)  
USE OF CASH COLLATERAL, (B)  
GRANT OF ADEQUATE PROTECTION  
TO CERTAIN SECURED CREDITORS  
AND (C) ADQUATE PROTECTION  
PAYMENTS UNDER SECURED  
EQUIPMENT FINANCING AGREEMENT  
ENTERED BY THE COURT ON  
OCTOBER 3, 2011 [Docket No. 50]**

**Hearing on Debtor's Request For Order  
Extending Use of Cash Collateral Through  
March 31, 2012**

Date: January 25, 2012

Time: 10:00 a.m.

Place: Courtroom 1668

255 East Temple Street

Los Angeles, CA 90012

The Court, having considered the "Stipulation To Extend Agreed Order Authorizing And  
Approving (A) Use Of Cash Collateral, (B) Grant Of Adequate Protection To Certain Secured  
Creditors And (C) Adquate Protection Payments Under Secured Equipment Financing Agreement  
Entered By The Court On October 3, 2011 stipulation" (the "Stipulation"), entered into by Gateway



# **EXHIBIT 1**

**Schedule Of Prospective Cash Flow to Weeks Ending 1/6/12 to 1/27/12**

For the Week Ending Date	1/6/12	1/13/12	1/20/12	1/27/12	Month 1 Jan- 2011
<b>Revenue</b>					
Total Base Rental Revenue	142,203	-	-	11,761	153,964
Total Reimbursement Revenue	1,120	-	-	-	1,120
Miscellaneous Revenue					
Parking & Other Income	12,320	325	125	125	12,895
Total Miscellaneous Revenue	12,320	325	125	125	12,895
<b>Total Revenue</b>	<b>155,643</b>	<b>325</b>	<b>125</b>	<b>11,886</b>	<b>167,979</b>
<b>Operating Expenses</b>					
Janitorial/Repairs&Maint./Landscape	791	1,144	8,760	3,760	14,455
Electrical/Plumbing/Elevator	-	-	4,100	350	4,450
HVAC	-	450	2,319	2,555	5,324
Architectural	-	200	-	-	200
Utilities	22,504	5,378	-	-	27,882
Fire Protection	120	365	-	700	1,185
Marketing	-	-	-	250	250
Computer Equipment Loan	117	-	-	-	117
Property Management	-	7,468	-	9,329	16,797
Miscellaneous Expenses**	-	11,631	-	-	11,631
Property Taxes*	-	-	-	-	-
Insurance	-	-	2,800	-	2,800
Parking	95	-	3,737	-	3,832
LLC Taxes	-	-	-	-	-
LLC Fees	-	-	-	-	-
PSGII Admin Fee	-	-	-	-	-
Expense Reimbursement	1,303	-	-	-	1,303
<b>Total Operating Expenses</b>	<b>24,930</b>	<b>26,635</b>	<b>21,716</b>	<b>16,944</b>	<b>90,225</b>
<b>Net Operating Income</b>	<b>130,714</b>	<b>(26,310)</b>	<b>(21,591)</b>	<b>(5,058)</b>	<b>77,754</b>
<b>Leasing &amp; Capital Costs</b>					
Tenant Improvements	-	-	-	-	-
Leasing Commissions	-	-	-	-	-
Deposit/Electricity	-	-	-	-	-
General Capital Expenditures	-	-	-	1,517	1,517
Security Deposits Received	-	-	-	-	-
Security Deposits Refunded	-	-	-	-	-
<b>Total Leasing &amp; Capital Costs</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,517</b>	<b>1,517</b>
<b>Non-Operating Expenses</b>					
U.S.Trustee	-	-	-	4,875	4,875
Skeehan & Company	-	-	-	1,100	1,100
<b>Total Other Non-Operating Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,975</b>	<b>5,975</b>
<b>NET CASH FLOW</b>	<b>130,714</b>	<b>(26,310)</b>	<b>(21,591)</b>	<b>(12,550)</b>	<b>70,262</b>
<b>BEGINNING CASH</b>	<b>535,046</b>	<b>665,759</b>	<b>639,449</b>	<b>617,858</b>	<b>535,046</b>
<b>ENDING CASH</b>	<b>665,759</b>	<b>639,449</b>	<b>617,858</b>	<b>605,308</b>	<b>605,308</b>
<b>Est. Accrued &amp; Unpaid Prof. Fees</b>					
Professional Fees					
Legal - PWK	10,000	10,000	10,000	10,000	40,000
Legal - Real Estate	500	500	500	500	2,000
Financial Advisor	7,500	7,500	7,500	7,500	30,000
Accounting	-	-	-	-	-
<b>Total Est. Accrued&amp;Unpaid Prof. Fees</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>18,000</b>	<b>72,000</b>

\* Property Taxes - Total Tax Payment of \$156,919.22 due on 4/10/2012.

\*\*Miscellaneous Expenses - January \$11,631 estimated due to Extraordinary Wind Storm Damage in December 2011.

**NOTE:** When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**PEITZMAN, WEG & KEMPINSKY LLP**  
**2029 Century Park East, Suite 3100**  
**Los Angeles, CA 90067**

A true and correct copy of the foregoing document described as **Order Approving Stipulation to Extend Agreed Order Authorizing and Approving (A) Use of Cash Collateral, (B) Grant of Adequate Protection to Certain Secured Creditors and (C) Adequate Protection Payments Under Secured Equipment Financing Agreement Entered by the Court on October 3, 2011 [Docket No. 50]** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

I. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)** – Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) (“LBR”), the foregoing document will be served by the court via NEF and hyperlink to the document. On \_\_\_\_\_ I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Service information continued on attached page

II. **SERVED BY U.S. MAIL OR OVERNIGHT MAIL**(indicate method for each person or entity served):

On **December 23, 2011**, I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

**Served by U.S. Mail:**

Hon. Barry Russell  
United States Bankruptcy Court - Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1660  
Los Angeles, CA 90012

**Served by U.S. Mail:**

Flying Tigers  
c/o Pacific Starr Group  
Attn John Pipia  
Attn Betty Ma  
3452 East Foothill Boulevard  
Suite 1170A  
Pasadena, CA 91107

Service information continued on attached page

**III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL** (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **December 23, 2011**, I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

**Via Email**

**Counsel for Road Bay Investments, LLC**  
Christina M. Padien  
Akin Gump Strauss Hauer & Feld LLP  
*cpadien@akingump.com*

**Via Email**

**Office of the United States Trustee**  
Ron Maroko  
*Ron.maroko@usdoj.gov*

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

**December 23, 2011**

*Date*

**Susan C. Vasquez**

*Type Name*

**/s/ Susan C. Vasquez**

*Signature*

**NOTE TO USERS OF THIS FORM:**

- 1) Attach this form to the last page of a proposed Order or Judgment. Do not file as a separate document.
- 2) The title of the judgment or order and all service information must be filled in by the party lodging the order.
- 3) **Category I.** below: The United States trustee and case trustee (if any) will always be in this category.
- 4) **Category II.** below: List **ONLY** addresses for debtor (and attorney), movant (or attorney) and person/entity (or attorney) who filed an opposition to the requested relief. DO NOT list an address if person/entity is listed in category I.

**NOTICE OF ENTERED ORDER AND SERVICE LIST**

Notice is given by the court that a judgment or order entitled (*specify*) **Order Approving Stipulation to Extend Agreed Order Authorizing and Approving (A) Use of Cash Collateral, (B) Grant of Adequate Protection to Certain Secured Creditors and (C) Adequate Protection Payments Under Secured Equipment Financing Agreement Entered by the Court on October 3, 2011 [Docket No. 50]** was entered on the date indicated as Entered on the first page of this judgment or order and will be served in the manner indicated below:

**I. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)** ¶ Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s), the foregoing document was served on the following person(s) by the court via NEF and hyperlink to the judgment or order. As of **December 23, 2011**, the following person(s) are currently on the Electronic Mail Notice List for this bankruptcy case or adversary proceeding to receive NEF transmission at the email address(es) indicated below.

- Lorie A Ball lball@pwkllp.com
- Jennifer Leland jleland@pwkllp.com
- Alvin Mar alvin.mar@usdoj.gov
- Ron Maroko ron.maroko@usdoj.gov
- Christina M Padien cpadien@akingump.com
- Vahak Papasian vahak@vaplaw.com, test@ecf.inforuptcy.com; vahak@ecf.inforuptcy.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov
- Howard J Weg hweg@pwkllp.com

Service information continued on attached page

**II. SERVED BY THE COURT VIA U.S. MAIL:** A copy of this notice and a true copy of this judgment or order was sent by United States Mail, first class, postage prepaid, to the following person(s) and/or entity(ies) at the address(es) indicated below:

Service information continued on attached page

**III. TO BE SERVED BY THE LODGING PARTY:** Within 72 hours after receipt of a copy of this judgment or order which bears an Entered stamp, the party lodging the judgment or order will serve a complete copy bearing an Entered stamp by U.S. Mail, overnight mail, facsimile transmission or email and file a proof of service of the entered order on the following person(s) and/or entity(ies) at the address(es), facsimile transmission number(s), and/or email address(es) indicated below:

Flying Tigers  
c/o Pacific Starr Group  
Attn John Pipia  
Attn Betty Ma  
3452 East Foothill Boulevard  
Suite 1170A  
Pasadena, CA 91107

Service information continued on attached page