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Ca	se 2:11-bk-30162-PC Doc 156 Filed 11/02 Main Document I						
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14	CENTRAL DISTRICT OF CALIFORNIA LOS ANGELES DIVISION						
15	In re) Case No.	2:11-bk-30162-PC				
16	WOLF MOUNTAIN RESORTS, L.C., a Utah) Chapter 1	1				
17	limited liability company,	ASC UTAH LLC'S OBJECTION TO APPROVAL OF DEBTOR'S DISCLOSURE					
18	Debtor.	STATEMENT DESCRIBING FIRST AMENDED PLAN OF REORGANIZATION DATED OCTOBER 14, 2011					
19 20)))	OCTOBER 14, 2011				
21)	<u>Hearing</u>				
22		Date: Time:	November 16, 2011 9:30 a.m.				
23) Place:	Courtroom 1539 255 E. Temple St.				
24))	Los Angeles, CA 90012				
25))					
26)					
27		<i>)</i> _)					
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ASC Utah, LLC ("ASCU") files this Objection to Court approval of the Debtor's Disclosure Statement Describing First Amended Plan of Reorganization Dated October 14, 2011 ("Amended Disc. Stmt."), which was filed jointly by Wolf Mountain Resorts, L.C. ("Debtor") and Canyon Mountain Partners, LLC ("CMP"). As set forth in greater detail below, while the Debtor and CMP (collectively, the "Proponents") have made some changes to their prior disclosure statement in an attempt to remedy its informational deficiencies, the Amended Disc. Stmt. still lacks adequate information, and does not contain all of the information that the Court previously directed the Proponents to add. Accordingly, the Amended Disc. Stmt. should not be approved until the necessary information is added.

DISCUSSION

A. The Amended Disc. Stmt. Still Fails To Provide Adequate Information Regarding CMP's Proposed Equity Contribution Or The New Exit Facility.

At the initial September 14, 2011 hearing on the Proponents' first disclosure statement ("Prior Disc. Stmt."), the Court directed the Proponents to add details with respect to the Proponents' proposed equity contribution. Specifically, the Court stated that:

Now, as far as documentation goes, I don't really need to see the documents, but I would like to have some meat on the bones as to what the terms and conditions at least at this point are with regard to the proposed equity contributions, have some evidence, some discussion at least of the financial ability of CMP and Mr. Abdalla to perform.

<u>See</u>, Transcript of September 14, 2011 Hearing ("<u>Transcript</u>") at 28:15-20 (a copy of the Transcript is attached hereto as Exhibit A).

The Amended Disc. Stmt., however, is virtually devoid of meat. Instead, the only changes made with respect to the disclosure on this issue were to (a) add, in new Exhibit G, a vague, one and a half page "commitment letter", and (b) change the Plan to provide that what was previously a \$2.5 million Equity Contribution now will be no more than \$2.3 million, plus a new, generic "Exit Facility." See Redlined Amended Disc. Stmt. at 38-39. However, with regard to the terms and conditions of the new Exit Facility, the Amended Disc. Stmt. contains no meaningful

Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 3 of 16

details at all – the loan will be "up to \$500,000," will be "provided by CMP, or another affiliate of Kenneth Abdalla," will be at "the then prevailing rate of interest for similarly situated credits," shall include "terms consistent with terms included in similarly situated credits," and shall be repaid "promptly from available cash flow." See Redlined Amended Disc. Stmt. at 38. This is not "meat on the bones"; it is more like a breadstick.

B. The Amended Disc. Stmt. Still Fails To Provide Adequate Information Regarding The Ability of Mr. Abdalla Or CMP To Perform Their Obligations Under The Plan.

At the September 14 hearing, the Court directed the Proponents to add to the disclosure statement "some evidence, some discussion at least of the financial ability of CMP and Mr. Abdalla to perform." Transcript at 28:14-20. In response, the Proponents have supplied, as new Exhibit H to the Amended Disc. Stmt., a three sentence letter from someone at Wells Fargo ("WF Letter"). The WF Letter merely recites that (a) Mr. Abdalla supposedly "maintains a relationship of at least \$3MM on deposit," and that (b) "Mr. Abdalla as of [October 7, 2011] carries a balance of \$1,364,973 in his business account, Canyon Mountain Partners, LLC." See Amended Disc. Stmt. at Ex. H.

The WF Letter is insufficient for several reasons. First, it is not evidence; at best it is hearsay. Second, even if it were evidence, which it is not, it does not provide meaningful information regarding the ability of either Mr. Abdalla or CMP to actually perform their obligations under the Plan, because it only purports to provide information as to some sum of money presently in a business account, and a deposit "relationship" in another account. The WF Letter provides no information as to what liabilities, contingencies, conditions (or lack thereof) might be associated with those funds, or whether some specified amount of funds will in fact be available as and where needed at some future point under the proposed plan. Neither the WF Letter nor the Amended Disc. Stmt. indicates, for example, what liens or other liabilities (such as taxes) might be asserted against those funds, and who has the authority to access or release those funds. Further, no disclosure is made as to whether Mr. Abdalla or CMP have other financial commitments that could deplete these funds by the effective date of a plan, or thereafter, or whether there are limitations in place to assure

Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 4 of 16

the availability of funds as and when needed. Without knowing the "net" availability of the funds, the WF Letter is meaningless.

Third, the Amended Disc. Stmt. expressly acknowledges that one of the Risk Factors under the amended Plan is that, regardless of the ability of Mr. Abdalla to fund the Exit Facility and his CMP capital calls:

.... there is a risk that <u>the other member of CMP</u> may not make its capital call. In such event, CMP may not have the ability to fully fund the Equity Contribution, in which case the Plan may not be confirmable unless modified.

See Redlined Amended Disc. Stmt. [Docket No. 149] at 45:8-11 (emphasis added).

Thus, regardless of the financial wherewithal of Mr. Abdalla and CMP, the Amended Disc. Stmt. does not contain adequate information because it fails to include any information at all about "the other member of CMP" and its ability to make its share of the CMP capital calls required under the Plan.

C. The Amended Disc. Stmt. Still Fails To Provide Adequate Information Regarding The Investigation And Gratuitous Release Of Avoidance Claims.

In its objection to the Prior Disc. Stmt., ASCU argued that the Proponents had not supplied adequate information regarding (a) the gratuitous releases to be granted under the Plan, and (b) whether the Debtor had investigated whether any valid claims existed against the parties to be released. In response, the Proponents stated that they "are unaware of any claims against insiders or affiliates other than the Willow Draw Transfers." See, Reply In Support of Disclosure Statement [Docket No. 109] ("DS Reply"), at 8:5-7. At the September 14 hearing, the Court asked whether such statement was included in the disclosure statement. When Debtor's counsel indicated that it might not be, the Court responded as follows: "I'd like [the Disclosure Statement to include] a statement to that effect and some discussion as to what investigation was made to make that statement." Transcript, at 32:22-24 (emphasis added).

Well, it now turns out that <u>no</u> "investigation was made to make that statement."

Specifically, rather than add the information that the Court ordered them to provide in the Amended

Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 5 of 16

Disc. Stmt., the Plan Proponents now admit that while they were proposing to <u>release</u> such claims under the Plan, <u>they never actually conducted any investigation as to whether such claims existed</u>. Instead, the Amended Disc. Stmt. now recites that the Debtor "has also requested that Mr. Kreis [the Debtor's special litigation counsel] agree to expand the scope of his employment to investigate all other transfers to insiders of the Debtor, to determine if Avoidance Actions may be appropriate to pursue." Redlined Amended Disc. Stmt. at 21.

Thus, it is now quite clear that the only reason the Plan Proponents were "unaware of any potential claims against insiders, or affiliates other than the Willow Draw Transfers" is that they never bothered to do any investigation in the first place (even though they were fully willing to release all such claims against insiders for no consideration). Accordingly, the Amended Disc. Stmt. now admits that "the Debtor's review of . . . Avoidance Actions, is not complete, and is ongoing." Redlined Amended Disc. Stmt. at 40. In addition to their now-admitted failure to previously investigate the potential insider avoidance claims, there is no evidence or other documentation to support the statement that the Proponents have actually requested that Mr. Kreis conduct such an investigation. In fact, the application to employ Mr. Kreis does not provide for him to investigate anything other than Willow Draw: "The Debtor seeks to employ John P. Kreis ("Kreis") as special litigation counsel to conduct an investigation and evaluation of the transfers of the Willow Draw Property, and particularly to determine if the transfers are avoidable." See Application . . . For Order Authorizing Employment Of John P. Kreis . . . As Special Litigation Counsel [docket no. 127] ("Kreis App."), at 4:16-18.

Moreover, even if Mr. Kreis were authorized to investigate insider matters other than Willow Draw, such an investigation seems to be no more than window dressing, for at least three reasons.

<u>First</u>, there is no funding under the Plan for any meaningful investigation of insider claims. Mr. Kreis received a postpetition retainer of \$5,000 (Kreis App. At 5:14-15) and the Amended Disc. Stmt. estimates that the aggregate amount of unpaid fees for Mr. Kreis, as of the Plan's Effective Date, will be about \$5,000 (Redlined Amended Disc. Stmt. at 23). This amounts to

Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 6 of 16

a total of about \$10,000 in fees to investigate all potential avoidance claims, where the Willow Draw Transfers alone involve property that the Debtor believes to be worth \$12-15 million (See Kreis App. at 4:6-8), and the details involving those transfers appear potentially complex and time-consuming to properly unravel.

Second, regardless of the results of Mr. Kreis' investigation, under the Plan only the Debtor has the right to pursue such claims. Accordingly, the Proponents can effectively "release" all legitimate claims simply by electing not to pursue them, regardless of their merits. Even if there were adequate funding for Mr. Kreis' investigation, there is nothing to prevent the Debtors from simply throwing his report into the trash and ignoring it.

Third, while the Proponents may argue that, under the Plan, a party in interest may obtain authority to pursue estate claims against third parties if (a) the Debtor refuses to prosecute, and (b) the "requesting party can demonstrate a good faith basis for the prosecution of the claim", (Redlined Amended Disc. Stmt. at 39), that right is meaningless unless such parties are given access to the results of Mr. Kreis' investigation. However, the Plan makes no provision for parties other than the Proponents to be given access to that investigative information, and so, once again, the Proponents seek to have the avoidance actions effectively released, without any disclosure to creditors about what is being released. This is not "adequate information." Parties in interest should be provided with all of the investigative information, and the Proponents should be required to disclose the manner in which that information will be provided.

As a matter of material disclosure, the Amended Disc Stmt. must reveal the fact that the Debtor and CMP were prepared to release claims against insiders, for no consideration whatsoever, without having conducted any prior investigation as to the merit of such claims. The Proponents should be required to disclose the rationale for this construct. In addition, the Proponents also should be required to disclose the extent of the funding that will be available to conduct this investigation, and what recourse, if any, will be available if funding is inadequate, because the very parties who will be investigated will control the purse strings of the investigation.

Case 2:11-bk-30162-PC	Doc 156	Filed 11/	02/11	Entered 11/02/11 17:02:43	Desc
	Main Do	ocument	Page	7 of 16	

D.	The Amended Disc. Stmt. Misrepresents The Timing And Conclusions Of the Jones Lang LaSalle Appraisal, And The Court Should Be Aware Of the Debtor's Misrepresentations Regarding the Appraisal.		
	Since shortly after the Petition Date, the Debtor has repeatedly touted the existence of		

an appraisal from Jones Lang LaSalle ("Appraisal") that purportedly values the Debtor's assets at between \$70 and \$101 million. See Prior Disc. Stmt. at 17. Redlined Amended Disc. Stmt. at 21. Despite repeated requests that they provide ASCU with a copy of the Appraisal, the Proponents still had not provided ASCU with a copy of the Appraisal as of the time of the September 14, 2011 hearing. The reason, according to the Debtors, was that the Appraisal was not yet complete.

Indeed, on multiple occasions, the Debtors represented to ASCU, creditors, and the Court, that the Appraisal was not yet complete. <u>First</u>, in their reply to ASCU's objections to the Prior Disc. Stmt., the Proponents on September 7, 2011 wrote that, "In fact, it is anticipated that the written report <u>will be complete within days</u>." DS Reply at 7:6-8 (emphasis added).

Second, at the September 14, 2011 hearing on the Prior Disc. Stmt., the Debtors advised the Court as follows:

THE COURT: Then this issue concerning valuation, the Jones Lang LaSalle appraisal, when is that appraisal scheduled to be completed?

MR. KUPETZ: Very shortly, within a week or so.

Transcript at 29:10-13.

<u>Third</u>, in their Amended Disc. Stmt., filed on October 14, 2011, the Proponents make the following representation:

The Debtor has engaged Jones Lang & Lasalle, a global real estate services firm specializing in commercial property management, leasing, and investment management, to evaluate the Debtor's assets and provide a valuation of the assets. While the evaluation is ongoing and not final, Jones Lang & Lasalle has provided a preliminary evaluation that estimates the assets to have a liquidation value of approximately \$69,125,000 and a fair market value of approximately \$100,925,000.

Amended Disc. Stmt., p. 20 (emphasis added).

Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 8 of 16

Finally, on the morning of November 2, 2011, the date on which this Objection was due, ASCU's counsel received from the Debtor's counsel a copy of the Appraisal. Amazingly, the Appraisal has an "effective date" of August 1, 2011, and indicates that it was completed no later than August 31, 2011. See Appraisal, (copy attached hereto as Exhibit "B"), at 2 (August 15, 2011 cover letter to Debtor's counsel from Jones Lang LaSalle, with signature dated August 31, 2011, stating that "We have completed our Appraisal "). Thus, the Appraisal itself states that it was completed no later than August 31, 2011, which was -

- one week before the Proponents wrote in their September 7, 2011 Reply that the Appraisal "will be completed within days." DS Reply, p. 7:6-8.
- <u>two weeks before</u> Debtor's counsel advised the Court that the Appraisal would be complete "very shortly, within a week or so." Transcript at 29:13.
- <u>six weeks before</u> the Proponents filed the Amended Disc. Stmt., which says that the Appraisal "is ongoing and not final." Amended Disc. Stmt. at 20.

The Court should not countenance such blatant, and repeated, misrepresentations. Such brazen misconduct casts a long and dark shadow over any credibility the Debtor may have had in the "post-Abdalla" period, and puts the Debtor's veracity squarely at issue. Moreover, the Proponents' "hide the ball" tactics here have effectively denied ASCU any meaningful opportunity to review and comment on the substance and accuracy of the Appraisal.

Significantly, the Proponents' misrepresentations regarding the Appraisal extend beyond the <u>timing</u> of the Appraisal, as discussed above, and reach to the <u>substance</u> of the Appraisal. Both the Prior Disc. Stmt and the Amended Disc. Stmt. say that "Jones Lang & LaSalle has provided a <u>preliminary evaluation</u> that estimates the assets to have a liquidation value of approximately \$69,125,000 and a fair market value of approximately \$100,925,000." Prior Disc. Stmt. at 17; Amended Disc. Stmt. at 20 (emphasis added). The Appraisal, however, says something else entirely: it concludes that the "as is" market value of the Debtor's interests in the Resort Property is only \$75 million. <u>See</u> Exhibit "B" hereto, at 2.

Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 9 of 16

The purported \$100 million valuation can be achieved only by adding (a) the purported value of the Resort Property (\$75 million), plus (b) the purported value of the Debtor's development rights for Pine Village (\$10 million), plus (c) the purported value of the Willow Draw property, which the Debtor contends is \$15 million (\$75 +10+15=\$100 million). But this is pretzel logic; the Debtor doesn't even own Willow Draw anymore. See Amended Disc. Stmt. at 8 ("Before the Petition Date, the Debtor distributed the Willow Draw property to its former members or the member's affiliate."). The Court may recall that the Debtor transferred the Willow Draw property to its insiders promptly after the jury rendered its verdict in favor of ASCU, and against the Debtor, in the seven week Utah trial. This intentional fraudulent conveyance is emblematic of the Debtor's bad faith conduct.

At least two things are now clear. One, that despite the Debtor's repeated protestations that the Appraisal was "ongoing and not final," the Debtor knew that the Appraisal had been finalized long before it made multiple representations to the contrary. Two, the Debtor has known since at least August 31, 2011 (the latest date by which the Appraisal was "complete") that the \$100 million "appraised value" of the Debtor's assets that it touted in each version of the disclosure statements it filed was fundamentally misleading, because the \$100 million figure includes at least one significant asset (Willow Draw) that the Debtor does not even own. The Court should direct the Proponents to make full and candid disclosures regarding the Appraisal.

E. The Proponents Still Fail To Confirm Who Controls The Debtor, the Reorganized Debtor Or CMP.

Ever since CMP and Mr. Abdalla rode into this case shortly after the Petition Date as a proverbial "white knight", ASCU has been seeking information as to who is really in control of the Debtor; ASCU has suspected from the outset that Mr. Griswold, the Debtor's historic principal insider who was involved in the Willow Draw transfers, is still involved in key decision-making, whether through his wife and her new company's 50% stake in CMP, or otherwise. ASCU's legitimate requests for information on this topic, however, have been rebuffed at every turn in these

Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 10 of 16

proceedings. Initially, the Proponents were only willing to provide redacted copies of key documents, which failed to adequately address the "control" issue.

At the September 14 hearing, ASCU observed that the Proponents' "disclosures" regarding management and control were incomplete. For example, the Prior Disc. Stmt. said that, "Since July 11, 2011, the Debtor has been managed by Abdalla." That statement, however, did not address ASCU's concerns because it does not indicate, among other things: (i) what "managed" means; (ii) whether "managed by" means "sole control," <u>i.e.</u>, whether other people or entities also have management power; (iii) who has the power and authority to determine whether Mr. Abdalla will continue to "manage" the Debtor; or (iv) who as a practical matter manages/controls the Debtor.

Neither the Amended Disc. Stmt., nor the recently filed draft of Exhibit I, which purports to be the Operating Agreement for the Reorganized Debtor ("**OA**"), provides adequate information regarding who will actually control the Reorganized Debtor. The OA, which is undated, unsigned, and in draft form, does not help; it simply says that Mr. Abdalla will be the Manager, and that the Manager, in turn, will be elected by CMP. Notably, the Amended Disc. Stmt. contains only the following carefully-worded sentence on the "sole control" issue.

On the Effective Date, [CMP] shall be the managing member of the Reorganized Debtor, and Kenneth Abdalla shall be the only authorized <u>agent</u> to act on behalf of <u>both</u> the Reorganized Debtor and [CMP].

Redlined Amended Disc. Stmt. at 41.

The wording here is, again, very clever. First, it is unclear what "agent" means, especially where, as here, the Proponents have used a different word – "managed" – to describe the role that Mr. Abdalla plays between July 11, 2011 and the Effective Date. See Redlined Amended Disc. Stmt. at 15:1-3. Second, regardless of what "agent" means in this context, the Proponents are very careful to say that Mr. Abdalla will be the "only authorized agent to act on behalf of both the Reorganized Debtor and [CMP]." Redlined Disc. Stmt. at 41 (emphasis added). Thus, by phrasing this in the conjunctive, it could be the case that Mr. Abdalla will not, as the Proponents have previously maintained, have "sole control" over the Reorganized Debtor or its sole member, CMP, and that other parties such as Mr. Griswold and/or his affiliates or relatives, will have "some control"

Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 11 of 16

over the Reorganized Debtor, CMP, or both. If Mr. Abdalla will in fact have sole control over the Reorganized Debtor and its sole member (CMP), then the Proponents should be willing to come right out and say so in writing in the Amended Disc. Stmt. Further, the Proponents should disclose whether any other entity or person, such as Mr. Griswold, has any form or degree of management/control of Debtor, presently or prospectively.

The question is really simple—does Mr. Abdalla actually have the sole and exclusive authority to take all actions and make all decisions on behalf of both the Debtor and CMP, in his sole discretion? The Amended Disc. Stmt. should contain a short, concise, direct and unqualified statement that he does have sole control and management and decision-making authority (if that is the truth) for both entities or, if he does not, a clear statement of he precise matters as to which he does not have sole control and decision-making authority, along with a disclosure of with whom he shares any control and authority. There is no justification into the kinds of hair splitting and excursions into semantics that are noted above.

CONCLUSION

For all the foregoing reasons, ASCU respectfully requests that the Court deny approval of the Amended Disc. Stmt. or, alternatively, that the Court condition approval of the Amended Disc. Stmt. upon the Proponents' addressing the specific issues as stated herein.

Dated: November 2, 2011

/s/ Eric D. Goldberg

GARY E. KLAUSNER,
ERIC D. GOLDBERG
SCOTT H. YUN, and
MARGRETA M. MORGULAS, Members of
STUTMAN, TREISTER & GLATT
PROFESSIONAL CORPORATION

and

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P.C.
Attorneys for ASC Utah, LLC

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.

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 1901 Avenue of the Stars, 12th Floor, Los Angeles, California 90067. A true and correct copy of the foregoing document described as **PROOF OF SERVICE OF:**

ASC UTAH LLC'S OBJECTION TO APPROVAL OF DEBTOR'S DISCLOSURE STATEMENT DESCRIBING FIRST AMENDED PLAN OF REORGANIZATION DATED OCTOBER 14, 2011

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 November 2, 2011, 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:

Eric D Goldberg on behalf of Creditor ASC Utah LLC egoldberg@stutman.com

Asa S Hami on behalf of Debtor Wolf Mountain Resorts, L.C., a Utah limited liability company ahami@sulmeyerlaw.com

Mark S Horoupian on behalf of Debtor Wolf Mountain Resorts, L.C., a Utah limited liability company

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Case 2:11-bk-30162-PC Doc 156 Filed 11/02/11 Entered 11/02/11 17:02:43 Desc Main Document Page 13 of 16

Marcus Tompkins on behalf of Debtor Wolf Mountain Resorts, L.C., a Utah limited liability company mtompkins@sulmeyerlaw.com, jbartlett@sulmeyerlaw.com					
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Howard J Weg on behalf of Attorney Howard Weg hweg@pwkllp.com					
Scott H Yun on behalf of Creditor ASC Utah LLC syun@stutman.com					
	Service information continued on attached page				
indicate method for each person or entity served): On August 17, 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.					
II. SERVED BY U.S. MAIL:					
On November 2, 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.					
Honorable Peter Carroll United States Bankruptcy Court Courtroom 1539 255 E. Temple Street Los Angeles, CA 90012					
XXX	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 May 9, 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.					
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.					
November 2, 2011 Sally A. Miller	/s/ Sally A. Miller				
Date Type Name	Signature				

Debtor and 20 largest Wolf Mountain Resorts/ASC Utah LLC 6371.000 Document no. 550841

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