

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Martin R. Barash, Presiding  
Courtroom 303 Calendar**

Wednesday, January 6, 2021

Hearing Room 303

1:30 PM  
1:00-00000

Chapter

**#0.00 All hearings on this calendar will be conducted remotely, using ZoomGov video and audio.**

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

**Video/audio web address:** <https://cacb.zoomgov.com/j/1605444054>

**ZoomGov meeting number:** 160 544 4054

**Password:** 199671

**Telephone conference lines:** 1 (669) 254 5252 or 1 (646) 828 7666

For more information on appearing before Judge Barash by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at:  
<https://www.cacb.uscourts.gov/judges/honorable-martin-r-barash> under the tab "Telephonic Instructions."

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Martin R. Barash, Presiding  
Courtroom 303 Calendar**

**Wednesday, January 6, 2021**

**Hearing Room 303**

1:30 PM

**CONT...**

**Chapter**

Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Martin R. Barash, Presiding  
Courtroom 303 Calendar**

**Wednesday, January 6, 2021**

**Hearing Room 303**

1:30 PM

**1:20-11581 Gateway Four, LP**

**Chapter 11**

**#1.00** Motion for relief from stay [RP]

TPMC SERVICES, LLC

fr. 1/5/21

Docket 137

**Tentative Ruling:**

**Ruling for January 5, 2021**

Continued to January 6, 2021 at 1:30 p.m.

**Party Information**

**Debtor(s):**

Gateway Four, LP

Represented By  
Daniel M Shapiro  
Daniel J McCarthy

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Krikor J Meshefejian  
Ron Bender

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Martin R. Barash, Presiding  
Courtroom 303 Calendar**

Wednesday, January 6, 2021

Hearing Room 303

1:30 PM

1:20-11581 Gateway Four, LP

Chapter 11

#2.00 Chapter 11 Trustee's Emergency Motion For Entry Of An Interim Order: (I) Authorizing The Chapter 11 Trustee To Obtain Postpetition Financing And Use Cash Collateral; (II) Granting Senior Secured And Other Liens And Superpriority Claims; (III) Granting Adequate Protection; (IV) Modifying The Automatic Stay; And (V) Granting Related Relief

fr. 11/6/20, 11/16/20, 11/23/20, 12/9/20, 1/5/21

Docket 55

**Tentative Ruling:**

**Ruling for January 5, 2021**

Continued to January 6, 2021 at 1:30 p.m.

**Ruling for November 23, 2020**

The motion is approved on a final basis as to Gateway Four & Gateway Five. The motion is continued for a final hearing as to Gateway Two to December 9, 2020 at 9:00 a.m.

The trustee may set forthcoming applications to employ real estate brokers for December 9, 2020 at 9:00 a.m. without filing ex parte applications to shorten time.

**Ruling for November 16, 2020**

As to Gateway Two, the hearing is continued to November 23, 2020 at 10:00 a.m.

As to Gateway Four, the proposed order attached as Exhibit 2 to the trustee's Supplemental Reply (case dkt. 89) is approved subject to the clarification that Romspen's lien for postpetition financing will not prime the County's lien for ad valorem real property taxes and is approved only on an interim basis. A final hearing will be held on November 23, 2020 at 10:00 a.m. Any opposition to final approval must be filed by 9:00 a.m. on November 23, 2020.

As to Gateway Five, the proposed order attached as Exhibit 4 to the trustee's Supplemental Reply (case dkt. 89) is approved subject to the clarification that Romspen's lien for postpetition financing will not prime the County's lien for ad valorem real property taxes and is approved only on an interim basis. A final hearing

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Martin R. Barash, Presiding  
Courtroom 303 Calendar**

**Wednesday, January 6, 2021**

**Hearing Room 303**

1:30 PM

**CONT... Gateway Four, LP**

**Chapter 11**

will be held on November 23, 2020 at 10:00 a.m. Any opposition to final approval must be filed by 9:00 a.m. on November 23, 2020. The parties are to continue negotiating regarding the section 506(c) waiver as indicated by the Court at the hearing.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Gateway Four, LP

Represented By  
Daniel M Shapiro

**Movant(s):**

David Keith Gottlieb (TR)

Represented By  
Krikor J Meshefejian  
Ron Bender

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Krikor J Meshefejian  
Ron Bender

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Judge Martin R. Barash, Presiding  
Courtroom 303 Calendar**

Wednesday, January 6, 2021

Hearing Room 303

1:30 PM

1:20-11581 Gateway Four, LP

Chapter 11

#3.00 Application Of Chapter 11 Trustee To Employ NAI  
Capital Commercial, Inc. As Real Estate Broker  
Pursuant To 11 U.S.C. §§ 327 And 328

fr. 1/5/21

Docket 150

**Tentative Ruling:**

**Ruling for January 5, 2021**

Continued to January 6, 2021 at 1:30 p.m.

**Party Information**

**Debtor(s):**

Gateway Four, LP

Represented By  
Daniel M Shapiro  
Daniel J McCarthy

**Movant(s):**

David Keith Gottlieb (TR)

Represented By  
Krikor J Meshefejian  
Ron Bender

**Trustee(s):**

David Keith Gottlieb (TR)

Represented By  
Krikor J Meshefejian  
Ron Bender