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5 Attorneys for David Choo Individually

6 UNITED STATES BANKRUPTCY COURT
7 NORTHERN DISTRICT OF CALIFORNIA
8 OAKLAND DIVISION

9 In Re:
10 FIRST STREET HOLDINGS NV, LLC, et al.,
11 Debtors.

Case No. 11-49300-RLE-11
Chapter 11
(Jointly Administered with Case Nos.
11-49301, 11-70224, 11-70228, 11-
70229, 11-70231, 11-70232, 11-70233
and 11-70234)

14 OBJECTION TO CLAIM, NOTICE AND OPPORTUNITY FOR HEARING THEREOF
15 (CITY AND COUNTY OF SAN FRANCISCO)

16 TO CITY AND COUNTY OF SAN FRANCISCO:

17 David Choo, an individual, hereby objects to the scheduled claim of CITY AND COUNTY
18 OF SAN FRANCISCO (the "Claimant") in the amount of \$41,430.00. The claim to which Mr.
19 Choo objects is represented by the page of Schedule F filed by the debtors herein and attached hereto
20 as Exhibit "A" (hereafter referred to as the "Claim").

21 The basis for this objection is that Marcus Heights, LLC satisfied the Claim through checks
22 issued to the Claimant on October 21, 2011 (#1061 in the amount of \$34,543.00) and November
23 29, 2011 (#1073 in the amount of \$34,542.67). No amount is presently owed to the Claimant. A
24 true and correct copy of the two checks are attached hereto as Exhibit "B" and Exhibit "C,"
25 respectively.
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Please take further notice that

(i) Bankruptcy Local Rule 9014-1 of the United States Bankruptcy Court for the Northern District of California prescribes the procedures to be followed. Any objection to the requested relief, or a request for hearing on the matter, must be filed and served upon the initiating party within 21 days of mailing of the notice;

(ii) A request for hearing or objection must be accompanied by any declarations or memoranda of law the party objecting or requesting wishes to present in support of its position;

(iii) If there is not a timely objection to the requested relief or a request for hearing, the Court may enter an order granting the relief by default; and

(iv) The initiating party will give at least 7 days written notice of hearing to the objecting or requesting party, and to any trustee or committee appointed in the case, in the event an objection or request for hearing is timely made.

WHEREFORE, the Debtor respectfully requests that the Court issue an Order disallowing the Claim in its entirety.

Dated: March 26, 2015

BINDER & MALTER

By: /s/ Robert G. Harris
Robert G. Harris

Attorneys For David Choo

EXHIBIT A

B6F (Official Form 6F) (12/07)

In re First Street Holdings NV, LLC

Case No. 11-49300

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. Bank of America PO Box 15710 Wilmington, DE 19886-5710		Bank Fees				12,966.49
Account No. California Mortgage and Realty, Inc. 62 First Street, 4th Fl. San Francisco, CA 94105		Intercompany Advance				2,625.00
Account No. City of San Francisco City Hall, Room 140 San Francisco, CA 94102		Filing Fees				58.20
Account No. CMR Capital, LLC 62 First Street San Francisco, CA 94105		Advance for Bankruptcy Counsel Retainer				50,000.00
Subtotal (Total of this page)						65,649.69

3 continuation sheets attached

In re Sixty-Two First Street, LLC

Case No. 11-70234 RLE 11

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.				
Account No. Charles Dunn Real Estate Services 555 Montgomery St., Suite 816 San Francisco, CA 94111	-					2,316.00
Account No. City of San Francisco PO Box 7427 San Francisco, CA 94120-7427	-					14,041.00
Account No. CMR Asset Management, Inc. 62 First Street San Francisco, CA 94105	-					200.00
Account No. CT Corp 1350 Treat Blvd. Walnut Creek, CA 94597	-					184.83
Account No. Eastdil Secured Broker Services, Inc. 40 West, 57th Street New York, NY 10019	-					5,488.88
Subtotal (Total of this page)						22,230.71

Sheet no. 2 of 6 sheets attached to Schedule of
Creditors Holding Unsecured Nonpriority Claims

In re 78 First Street, LLC

Case No. 11-70224 RLE 11

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G M E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. Charles Dunn Real Estate Services 555 Montgomery St., Suite 816 San Francisco, CA 94111	-		9/2011 Management Fee (\$1,531.54) Termination Fee (\$1,531.54)			3,063.08
Account No. City of San Francisco PO Box 7427 San Francisco, CA 94120-7427	-		Fees			3,208.15
Account No. CleanSource 650 Brennan St. San Jose, CA 95131	-		9/2011 Janitorial Supplies			84.64
Account No. CMR Asset Management, Inc. 62 First Street San Francisco, CA 94105	-		Intercompany Advances			60.00
Account No. CT Corp 1350 Treat Blvd. Walnut Creek, CA 94597	-		Agent for Service of Process			42.23
Subtotal (Total of this page)						6,458.10

Sheet no. 2 of 7 sheets attached to Schedule of
Creditors Holding Unsecured Nonpriority Claims

In re 88 First Street, LLC

Case No. 11-70288 RLE 11

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E D E B T O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
Account No. Charles Dunn Real Estate Services 555 Montgomery St., Suite 816 San Francisco, CA 94111			9/2011 Management Fee (\$1,786.80) Termination Fee (\$1,786.80)				3,573.60
Account No. City of San Francisco PO Box 7427 San Francisco, CA 94120-7427			Fees				3,921.07
Account No. CMR Asset Management, Inc. 62 First Street San Francisco, CA 94105			Intercompany Advances				120.00
Account No. Crowan Roberts 220 Montgomery St., Suite 691 San Francisco, CA 94104			Security Deposit Refund				1,219.17
Account No. CT Corp 1350 Treat Blvd. Walnut Creek, CA 94597			Agent for Service of Process				51.62
Sheet no. <u>2</u> of <u>7</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	8,885.46

In re First/Jessie, LLC

Case No. 11-70231 RLE 11

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E D E B T O R	H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I T E D	D I S P U T E D	AMOUNT OF CLAIM
Account No. City of San Francisco PO Box 7427 San Francisco, CA 94120-7427			Fees				21,387.67
Account No. CleanSource, Inc. 650 Brennan St. San Jose, CA 95131			9/2011 Janitorial Supplies				846.70
Account No. CMR Asset Management, Inc. 62 First Street San Francisco, CA 94105			Intercompany Advance				60.00
Account No. Cornely Company 1127 Mission Street San Francisco, CA 94103			8/2011 Boiler Permit				215.00
Account No. CT Corp 1350 Treat Blvd. Team 1 Suite 100 Walnut Creek, CA 94597			Agent for Service of Process				281.55
Subtotal (Total of this page)							22,790.92

Sheet no. 2 of 7 sheets attached to Schedule of
Creditors Holding Unsecured Nonpriority Claims

Subtotal
(Total of this page)

22,790.92

1061

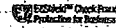
MARCUS HEIGHTS, LLC
THE CALIFORNIA MORTGAGE BUILDING
 62 FIRST STREET, FOURTH FLOOR
 SAN FRANCISCO, CA 94105

Bank of America

Greater LA Commercial Banking
 825 Flower St
 Los Angeles CA



16-66-1220



10/21/2011

PAY San Francisco Planning Department

\$34,543.00

TO THE ORDER OF

Thirty Four Thousand Five Hundred Forty Three Dollars And 00 Cents

DATE

AMOUNT

San Francisco Planning Department

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈001061⑈ ⑆22000661⑆ 14593⑈71760⑈

MARCUS HEIGHTS, LLC

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Vendor ID	Name	Payment Number	Check Date	Document Number	
SA035	San Francisco Planning Department	0000000000000070	10/21/2011	0000001061	
Our Voucher Number	Date	Amount	Amount Paid	Discount	Net Amount Paid
TCDP_FEE#2	10/21/2011	\$34,543.00	\$34,543.00	\$0.00	\$34,543.00

\$34,543.00 \$34,543.00 \$0.00 \$34,543.00

MARCUS HEIGHTS, LLC

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Vendor ID	Name	Payment Number	Check Date	Document Number	
SA035	San Francisco Planning Department	0000000000000070	10/21/2011	0000001061	
Our Voucher Number	Date	Amount	Amount Paid	Discount	Net Amount Paid
TCDP_FEE#2	10/21/2011	\$34,543.00	\$34,543.00	\$0.00	\$34,543.00

\$34,543.00 \$34,543.00 \$0.00 \$34,543.00

EXHIBIT C

1073

MARCUS HEIGHTS, LLC
THE CALIFORNIA MORTGAGE BUILDING
 62 FIRST STREET, FOURTH FLOOR
 SAN FRANCISCO, CA 94105

Bank of America

Greater LA Commercial Banking
 525 Flower St.
 Los Angeles CA



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16-66-1220

11/29/2011

PAY San Francisco Planning Department

\$34,542.67

TO THE ORDER OF Thirty Four Thousand Five Hundred Forty Two Dollars And 67 Cents

DATE

AMOUNT

San Francisco Planning Department

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈001073⑈ ⑆122000661⑆ 14593⑈71760⑈

MARCUS HEIGHTS, LLC

1073

Vendor ID	Name	Payment Number	Check Date	Document Number	
SA035	San Francisco Planning Department	0000000000000082	11/29/2011	0000001073	
Our Voucher Number	Date	Amount	Amount Paid	Discount	Net Amount Paid
CKRQ_112911	11/29/2011	\$34,542.67	\$34,542.67	\$0.00	\$34,542.67

\$34,542.67 \$34,542.67 \$0.00 \$34,542.67

TDCP/EIR (3rd pmt)

MARCUS HEIGHTS, LLC

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Vendor ID	Name	Payment Number	Check Date	Document Number	
SA035	San Francisco Planning Department	0000000000000082	11/29/2011	0000001073	
Our Voucher Number	Date	Amount	Amount Paid	Discount	Net Amount Paid
CKRQ_112911	11/29/2011	\$34,542.67	\$34,542.67	\$0.00	\$34,542.67

\$34,542.67 \$34,542.67 \$0.00 \$34,542.67

TDCP/EIR (3rd pmt)

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Counsel for David Choo Individually

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND DIVISION

In re
FIRST STREET HOLDINGS NV, LLC, et al.,
Debtors.

Case No. 11-49300-RLE-11

Chapter 11

(Jointly Administered with Case Nos.
11-49301, 11-70224, 11-70228, 11-
70229, 11-70231, 11-70232, 11-70233
and 11-70234)

CERTIFICATE OF SERVICE

I, Natalie D. Gonzalez, declare,

I am employed in the County of Santa Clara, California. I am over the age of eighteen (18) years and not a party to the within entitled cause; my business address is 2775 Park Avenue, Santa Clara, California 95050.

On March 26, 2015, I served a true and correct copy of the following document(s):

**OBJECTION TO CLAIM, NOTICE AND OPPORTUNITY FOR HEARING THEREOF
(CITY AND COUNTY OF SAN FRANCISCO)**

via electronic transmission and the Court's CM/ECF notification system to the parties registered to receive notice addressed as follows:

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U.S. Trustee
Office of the U.S. Trustee/Oak
1301 Clay St. #690N
Oakland, CA 94612
Email: USTPRegion17.OA.ECF@usdoj.gov

Counsel to U.S. Trustee
Julie M. Glosson
Office of the United States Trustee
235 Pine St. #700
San Francisco, CA 94104
Email: julie.m.glosson@usdoj.gov

Trustee
James S. Lowe, II
Executive's Edge, LLC
P.O. Box 97
Laton, CA 93242
Email: jim@executivesedge.net

Counsel to Trustee James S. Lowe III
David A. Honig
Joseph and Cohen
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San Francisco, CA 94103
Email: david@josephandcohen.com

City of San Francisco
City Hall, Room 140
San Francisco CA 94102

City of San Francisco
PO BOX 7427
San Francisco CA 94120-7427

Special Notice
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Counsel for RM Capital Management LLC
Tiemstra Law Group, PC
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Lisa Lenherr
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Email: ll@tiemlaw.com
Email: jat@tiemlaw.com

Don A. Lesser
The Lesser Law Group
1010 B St #300
San Rafael, CA 94901
Email: dlesser@lessergroup.com

Executed on March 26, 2015, at Santa Clara, California. I certify under penalty of perjury that the foregoing is true and correct.

/s/ Natalie D. Gonzalez
Natalie D. Gonzalez