1	BINDER & MALTER, LLP									
2	HEINZ BINDER (SBN 87907) ROBERT G. HARRIS (SBN 124678)									
3	2775 Park Avenue Santa Clara, CA 95050									
4	Telephone: (408) 295-1700 Facsimile: (408) 295-1501									
5	Attorneys for David Choo Individually									
6	UNITED STATES BANK	RUPTCY COURT								
7	NORTHERN DISTRICT	OF CALIFORNIA								
8	OAKLAND D	VISION								
9	In Re:	Case No. 11-49300-RLE-11								
10	FIRST STREET HOLDINGS NV, LLC, et al.,	Chapter 11								
11	Debtors.	(Jointly Administered with Case Nos. 11-49301, 11-70224, 11-70228, 11-								
12		70229, 11-70231, 11-70232, 11-70233 and 11-70234)								
13										
14	OBJECTION TO CLAIM, NOTICE AND OPPO	RTUNITY 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 t	he scheduled claim of CITY AND COUNTY								
18 10	OF SAN FRANCISCO (the "Claimant") in the amoun	nt of \$41,430.00. The claim to which Mr.								
19 20	Choo objects is represented by the page of Schedule F	filed by the debtors herein and attached hereto								
21	as Exhibit "A" (hereafter referred to as the "Claim").									
22	The basis for this objection is that Marcus Hei	ghts, LLC satisfied the Claim through checks								
23	issued to the Claimant on October 21, 2011 (#1061 in	the amount of \$34,543.00) and November								
24	29, 2011 (#1073 in the amount of \$34,542.67). No as	mount is presently owed to the Claimant. A								
25	true and correct copy of the two checks are attached h									
26		erets as Lamon D and Lamon C,								
27	respectively.									
28	///									
		1								

1

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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.
request for nearing is timery 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: <u>/s/ Robert G. Harris</u>
Robert G. Harris
Attorneys For David Choo
2

In re

First Street Holdings NV, LLC

Case No. _____11-49300

EXHIBIT A

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.)	CODEBTOR	Hu H W J C	sband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONF1ZGEZ	UNLLQULD	DISPUTED	AMOUNT OF CLAIM
Account No.			Bank Fees	Τř	TE		
Bank of America PO Box 15710 Wilmington, DE 19886-5710		-					12,966.49
Account No.	_	┢	Intercompany Advance		+		12,000.40
California Mortgage and Realty, Inc. 62 First Street, 4th Fl. San Francisco, CA 94105		-					2,625.00
Account No.	_		Filing Fees			+	2,023.00
City of San Francisco City Hall, Room 140 San Francisco, CA 94102		-					
							58.20
Account No. CMR Capital, LLC 62 First Street San Francisco, CA 94105		-	Advance for Bankruptcy Counsel Retainer				
							50,000.00
<u>3</u> continuation sheets attached			(Total o	Sut			65,649.69

(Total of this page)

In re Sixty-Two First Street, LLC

Case No. 11-70234 RLE 11

Debtor

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

CDEDITODIS NAME	C	Hu	sband, Wife, Joint, or Community		С	υ	D	- orthogonal and a second s
CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODUBHOR	с М Н	DATE CLAIM WAS INCURRED AN CONSIDERATION FOR CLAIM. IF CLA IS SUBJECT TO SETOFF, SO STATI	AIM	O Z H _ Z G Ш Z	UNLIQUIDATED	I SPUTED	AMOUNT OF CLAIM
Account No.			Management Fee (\$1,158.00)		Т	E		
Charles Dunn Real Estate Services 555 Montgomery St., Suite 816 San Francisco, CA 94111		-	Termination Fee (\$1,158.00)					2,316.00
Account No.			Fees					2,310.00
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		T	Intercompany Advance					200.00
Account No.			Agent for Service of Process					
CT Corp 1350 Treat Blvd <i>.</i> Walnut Creek, CA 94597		1						184.83
Account No.		┼╴	Real Estate Broker					
Eastdil Secured Broker Services, Inc. 40 West, 57th Street New York, NY 10019		-						5,488.88
Sheet no. 2 of 6 sheets attached to Schedu	la of		l		<u></u>	tota	<u> </u>	0,400.00
Sheet no. 2 of 6 sheets attached to Schedu Creditors Holding Unsecured Nonpriority Claims	10 01		Γ)	S Total of th				22,230.71

Creditors Holding Unsecured Nonpriority Claims

(Total of this page)

Case: 11-70234 Doc# 21 Filed: 10/21/11 Entered: 10/21/11 18:11:46 Page 12 of Software Configure 994 315 15 15 15 15 15 16:43:43 Page 28 Bankruptcy of 5

78 First Street, LLC In re

Case No. 11-70224 RLE 11

Debtor

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

CREDITOR'S NAME, ANULING ADRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.) Image: Construction for CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM, IF CLAIM IS SUBJECT TO SETOFF, SO STATE. AMOUNT OF CLAIM Account No. Image: Constructions above.) Image: Construction for CLAIM. IF CLAIM (See instructions above.) Image: Construction for CLAIM. IF CLAIM. IF CLAIM (See instructions above.) Image: Construction for CLAIM. IF CLA		16	1		<u> </u>	<u>.</u>		_ 1	
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AND ACCOUNT NUMBER (Sce instructions above.) 1 - 2 Construction Structure Is SUBJECT TO SETCEP, SO STATE. 9 - 2 - 6 AMOUNT OF CLAIM Account No. 9/2011 Management Fee (\$1,531.54) 1 - 7 3.063.08 Charles Dunn Real Estate Services 555 Montgomery St., Suite 816 San Francisco, CA 94111 9/2011 3.063.08 Account No. Fees 1 - 7 3.208.15 City of San Francisco PO Box 7427 San Francisco, CA 94120-7427 9/2011 3.208.15 CleanSource 650 Brennan St. San Jose, CA 95131 9/2011 3.208.15 Account No. 9/2011 Janitorial Supplies 1 - 8 CleanSource 650 Brennan St. San Jose, CA 95131 1 Intercompany Advances 1 - 8 CMR Asset Management, Inc. 627 Error Bived: San Francisco, CA 94105 1 Agent for Service of Process 1 - 9 Sibor Tor Service, CA 94597 1 - Agent for Service of Process 1 - 9 60.00 Account No. - - - - - - - Sheet no. 2_ of 7_ sheets attached to Schedule of - - - - - - Sheet no. 2_ of 7_ sheets attached to Schedule of - -	MAILING ADDRESS	DE		DATE CLAIM WAS INCURRED AND	1	r	ŀ	S P	
(See instructions above.) R C IS SUBJECT TO SETORE, SO STATE. R R Finderstription R Finderstription R		B		CONSIDERATION FOR CLAIM. IF CLAIM			9	Ϋ́	
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6 /58 10									42.23
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	Creditors Holding Unsecured Nonpriority Claims			(Total	of thi	is p	age	e)	0,458.10

Page 11 of Best Case Bankruptcy Case: 11-70224 Doc# 23 Software Copyright (c) 1996-2011 - CCH INCORPORATED - www.bestcase Filed: 10/21/11 Entered: 10/21/11 17:51:07 46

Case: 13-51589 Doc# 673-1 Filed: 03/26/15 Entered: 03/26/15 16:43:43 Page 3

of 5

88 First Street, LLC In re

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.) Account No.	CODEBTOR	Hu H J C	sband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE. 9/2011 Management Fee (\$1,786.80) Termination Fee (\$1,786.80)	CONT INGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
Charles Dunn Real Estate Services 555 Montgomery St., Suite 816 San Francisco, CA 94111		-					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. 2 of 7 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims	Î	.	(Total o		bto s pa		8,885.46

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In re First/Jessie, LLC

Case No. 11-70231 RLE 11

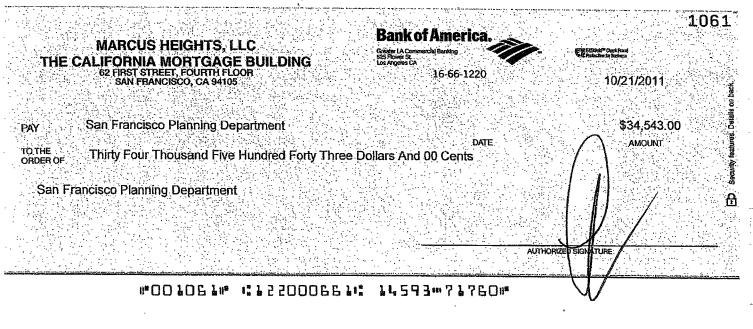
Debtor

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

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	Hu H W J C	sband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	COZ⊤ LZGEZ↑	Q	D L S P J F E D	AMOUNT OF CLAIM
Account No. City of San Francisco	-		Fees		E D		
PO Box 7427 San Francisco, CA 94120-7427		-					
Account No.	_	-	9/2011				21,387.67
CleanSource, Inc. 650 Brennan St. San Jose, CA 95131		-	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		_	8/2011 Boiler Permit				
San Francisco, CA 94103							215.00
Account No.			Agent for Service of Process				
CT Corp 1350 Treat Blvd. Team 1 Suite 100 Walnut Creek, CA 94597		-					
							281.55
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EXHIBIT B



MARCUS HEIGHTS, LLC

1061

Vendor-ID	Name		ayment Number	Gheck Date	Document Number
SA035	San Francisco Planning	Department	0000000000000070	10/21/2011	0000001061
Our Voucher Numbe	Date	Amour	t AmountPaid	Discoun	Net Amount Paid
TCDP_FEE#2	10/21/2011	\$34,543.0	0 \$34,543.00	\$0,00	
		\$34,543.0	0 \$34,543.00	\$0.00	\$34,543.00
			φυτιστο.υυ	ψ0.00	ν φ υ 4,040.00
	-				
and a second second					

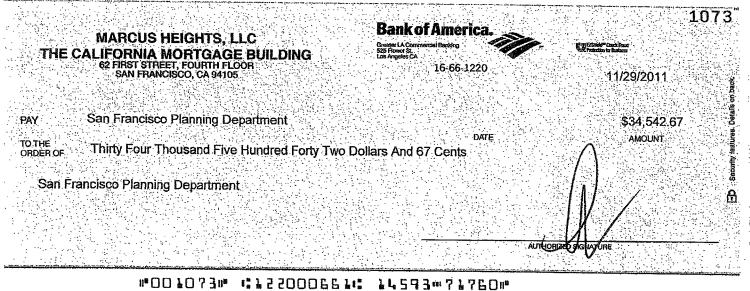
MARCUS HEIGHTS, LLC

1061

VendorID	Name		Payment-Number	Check Date	Document Number
SA035	San Francisco Planning	Department	0000000000000070	10/21/2011	0000001061
Our Voucher Numbe	Date Date	Amou	int Amount Pa	d Discour	n Net Amount Paid
TCDP_FEE#2	10/21/2011	\$34,543.	00 \$34,543.0	0 \$0.0	0 \$34,543.00

	\$3	4,543.00 \$3	4,543.00	\$0.00	\$34,543.00
Case: 13-51589	Doc# 673-2	Filed: 03/26/15 of 2	Entered:	03/26/15 16:43:43	Page 1

EXHIBIT C



MARCUS HEIGHTS, LLC

1073

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14

VendoniD	Name	CARGO AND		Vela Martin Tanada ana	No. of Concession, Name of Street, or other			
SA035	San Francisco Planning	Department	Payment Num		Check Date	Document Nu	mber	-TENE
Our Voucher Numb		Amo	000000000000000000000000000000000000000	Amount Paid	11/29/2011 Discoul	0000001073		
CKRQ_112911	11/29/2011	\$34,542	AND A REAL PROPERTY OF A COUNCILING	\$34,542.67	\$0.0	and the second	Amount Paid \$34,542.67	-
		,						
	•							
		\$34,542	67	\$34,542.67	\$0.0	0		
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ARCUS HEIGHTS	, LLC							
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1 2 3 4 5 6	BINDER & MALTER, LLP HEINZ BINDER (SBN 87907) ROBERT G. HARRIS (SBN 124678) WENDY W. SMITH (SBN 133887) 2775 Park Avenue Santa Clara, CA 95050 Telephone: (408) 295-1700 Facsimile: (408) 295-1501 Counsel for David Choo Individually								
7	UNITED STATES BANK	RUPTCY COURT							
8	NORTHERN DISTRICT	OF CALIFORNIA							
9	OAKLAND DI	VISION							
10	In re	Case No. 11-49300-RLE-11							
10	FIRST STREET HOLDINGS NV, LLC, et al.,	Chapter 11							
11	Debtors.	(Jointly Administered with Case Nos. 11-49301, 11-70224, 11-70228, 11-							
13	70229, 11-70231, 11-70232, 11-70233 and 11-70234)								
14									
15									
16	<u>CERTIFICATE O</u>	F SERVICE							
17	I, Natalie D. Gonzalez, declare,								
18	I am employed in the County of Santa Clara,	California. I am over the age of eighteen (18)							
19	years and not a party to the within entitled cause; my	business address is 2775 Park Avenue, Santa							
20	Clara, California 95050.								
21	On March 26, 2015, I served a true and correct	t copy of the following document(s):							
22									
23	OBJECTION TO CLAIM, NOTICE AND OPPORTUNITY FOR HEARING THEREOF (CITY AND COUNTY OF SAN FRANCISCO)								
24	via electronic transmission and the Court's CM/ECF notification system to the parties registered to								
25	receive notice addressed as follows:								
26									
27									
28									
Cas	1 e: 13-51589 Doc# 673-3 Filed: 03/26/15 En of 2	Case No.: 11-49300-RLE-11 tered: 03/26/15 16:43:43 Page 1							

	U.S. Trustee	Special Notice
1	Office of the U.S. Trustee/Oak	Counsel for FM Owner LLC
	1301 Clay St. #690N	Gregg M. Ficks
2	Oakland, CA 94612	Coblentz, Patch, Duffy & Bass LLP
	Email: USTPRegion17.OA.ECF@usdoj.gov	1 Ferry Bldg, #200
3		San Francisco, CA 94111
	Counsel to U.S. Trustee	Email: <u>ef-gmf@cpdb.com</u>
4	Julie M. Glosson	
-	Office of the United States Trustee	Counsel for RA Johnson (Properties), LLC
5	235 Pine St. #700	Michael St. James
	San Francisco, CA 94104	St. James Law
6	Email: julie.m.glosson@usdoj.gov	155 Montgomery St. #1004
Ŭ		San Francisco, CA 94104
7	Trustee	Email: <u>ecf@stjames-law.com</u>
·	James S. Lowe, II	
8	Executive's Edge, LLC	Counsel for RM Capital Management LLC
0	P.O. Box 97	Tiemstra Law Group, PC
9	Laton, CA 93242	James A. Tiemstra
"	Email: jim@executivesedge.net	Lisa Lenherr
10		1111 Broadway
10	Counsel to Trustee James S. Lowe III	Suite 1501
11	David A. Honig	Oakland, CA 94607-403
11	Joseph and Cohen	Email: <u>ll@tiemlaw.com</u>
10	1855 Market St.	Email: jat@tiemlaw.com
12	San Francisco, CA 94103	
12	Email: <u>david@josephandcohen.com</u>	Don A. Lesser
13		The Lesser Law Group
14	City of San Francisco	1010 B St #300
14	City Hall, Room 140	San Rafael, CA 94901
15	San Francisco CA 94102	Email: <u>dlesser@lessergroup.com</u>
15	City of Son Emproises	
10	City of San Francisco PO BOX 7427	
16	San Francisco CA 94120-7427	
1.7	San Francisco CA 94120-7427	
17		
10	Executed on March 26, 2015, at Santa	Clara, California. I certify under penalty of perjury
18	Executed on Watch 20, 2015, at Santa Chara, Camorina. Teering under penaity of perjury	
19	that the foregoing is true and correct.	
	that the folegoing is the and correct.	
20		
20		/s/ Natalie D. Gonzalez
21		Natalie D. Gonzalez
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23		
24		
25		
26		
27		
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