

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

-----  
In re: : Chapter 11  
: :  
ALSET OWNERS, LLC, *et al.*,<sup>1</sup> : Case No. 09-11960 (BLS)  
: (Jointly Administered)  
Debtors. :  
-----

**NOTICE OF AGENDA OF MATTERS SCHEDULED  
FOR HEARING ON SEPTEMBER 29, 2009 AT 10:00 A.M.**

**UNCONTESTED MATTERS GOING FORWARD:**

1. Final Fee Application of Franchise Resale Consultants, LLC d/b/a Praetorian Group for Compensation for the Period of June 5, 2009 Through June 30, 2009 [Docket No. 158, filed 9/8/09]

Objection Deadline:

September 24, 2009 @ 4:00 p.m.

Responses Received: None

Related Documents:

- i. Proposed Order Approving Final Fee Application of Franchise Resale Consultants, LLC d/b/a Praetorian Group for the Period from June 5, 2009 Through August 31, 2009

Status: The hearing on this matter will go forward.

2. Motion of Debtors for Order (a) Fixing the Procedures and Deadlines to File Proofs of Claim Pursuant to Fed. R. Bankr. P. 2002 and 3003 and Del. Bankr. L.R. 2002-1(e) and to Make Requests for Payment of Administrative Expense Claims and (B) Approving the Form and Manner of Notice of Bar Date [Docket No. 162, filed 9/15/09]

---

<sup>1</sup> The Debtors and the last four digits of their respective tax identification numbers are: Alset Owners, LLC (7520); Altes, LLC (6927); Setla, LLC (6752); and Checkers Michigan, LLC (8016). The Debtors' service address is Altes, LLC/Setla, LLC, 1200 North Federal Highway, Suite 111-B, Boca Raton, FL 33432-2813.

Objection Deadline:

September 25, 2009 @ 4:00 p.m. (if no objections are received by the September 25, 2009 deadline, counsel will file a Certificate of No Objection prior to the September 29, 2009 Hearing).

Responses Received: None

Related Documents: None

Status: In the event no objections are received by the Objection Deadline, counsel will file a Certificate of No Objection with the Court and the hearing on this motion may be cancelled. In the event an objection is filed, the hearing on this matter will go forward.

**UNCONTESTED MATTERS WITH CERTIFICATION OF COUNSEL FILED:**

3. Debtors Motion for Entry of an Order Approving the Rejection of Certain Executory Contracts Pursuant to 11 U.S.C. § 365 [Docket No. 161, filed 9/11/09]

Objection Deadline:

September 22, 2009 @ 4:00 p.m.

Responses Received: None

Related Documents:

- i. Certification of Counsel Re: Docket No. 161 [Docket No. 173, filed 9/24/09]

Status: A Certification of Counsel has been filed. No hearing on the motion is necessary.

**CONTESTED MATTERS:**

4. Motion of Debtors for Entry of Order Under Section 365(a) Of The Bankruptcy Code Authorizing, To The Extent Necessary, The Debtors To Reject Certain Nonresidential Real Property Leases [Docket No. 11, filed 6/5/09]

Objection Deadline:

July 15, 2009 @ 4:00 p.m.

Responses Received:

- A. Triple R. Associates, Ltd.'s Objection To Debtors' Motion For Entry Of Order Under Section 365(a) Of The Bankruptcy Code Authorizing, To The Extent Necessary, The Debtors To Reject Certain Nonresidential Real Property Leases [Docket No. 16, filed 6/8/09]
- B. Limited Objection Of Eram, LLC To Debtors' Motion For Entry of Order Under Section 365(a) Of The Bankruptcy Code Authorizing, To The Extent Necessary, The Debtors To Reject Certain Nonresidential Real Property Leases [Docket No. 52, filed 6/30/09]
- C. Joint Limited Objection of Musky Checkers, LLC, Marian Patricia Sellers Trust, John J. Charleston Trust of 1998, And Younger Generation Enterprises Inc. To Debtor's Motion For Entry of Order Under Section 365(a) Of The Bankruptcy Code Authorizing, To The Extent Necessary, The Debtors To Reject Certain Nonresidential Real Property Leases [Docket No. 85, filed 7/15/09]
- D. Informal Response from 2182 North Highway 67, LLC

Related Documents:

- i. Notice of Motion Scheduling Hearing on Debtors' Motion For Entry of Order Under Section 365(a) Of The Bankruptcy Code Authorizing, To The Extent Necessary, The Debtors To Reject Certain Nonresidential Real Property Leases [Docket No. 53, filed 6/30/09]
- ii. Certification of Counsel Re: Docket No. 11 [Docket No. 105, filed 7/24/09]
- iii. Order Under Section 365(a) of the Bankruptcy Code Authorizing, to the Extent Necessary, the Debtors to Reject Certain Non-Residential Real Property Leases [Docket No. 109, filed 7/28/09]

Status: An order was previously entered granting certain of the relief requested as it related to non-objecting landlords. The Motion is withdrawn as it relates to certain stores in which Triple R. Associates, Ltd. is landlord because such stores were assumed and assigned in connection with the court's order approving a sale of substantially all of the Debtors assets dated August 31, 2009 [Docket No. 149].

The Debtors and the landlords for the premises listed on Exhibit A hereto are finalizing a proposed order to reflect a resolution of the limited objections and the informal response to the Motion. In the event an agreed order is finalized prior to the hearing, the Debtors will either file a Certification of Counsel of the proposed order or will present the proposed order to the Court at the hearing.

Dated: September 25, 2009

**BLANK ROME LLP**

By: /s/ David W. Carickhoff  
Bonnie Glantz Fatell (No. 3809)  
David W. Carickhoff (No. 3715)  
1201 North Market Street, Suite 800  
Wilmington, DE 19801  
Telephone: (302) 425-6400  
Facsimile: (302) 425-6464

-and-

Michael Z. Brownstein  
Rocco A. Cavaliere  
The Chrysler Building  
405 Lexington Avenue  
New York, NY 10174  
Telephone: (212) 885-5000  
Facsimile: (212) 885-5001

Attorneys for Debtors and  
Debtors in Possession

# Exhibit A

<b><u>Debtor-Tenant</u></b>	<b><u>Store No.</u></b>	<b><u>Store Address</u></b>	<b><u>Landlord Name(s)</u></b>	<b><u>Landlord/Service Address</u></b>
Setla, LLC	4056	6490 Brandt Pike Dayton, OH 45424	Younger Generation International Enterprises	(i) 15915 Ventura Blvd, Penthouse Two Encino, CA 91436  (ii) c/o Michael & Alice Younger 3700 Buchanan Ave. #82 Riverside, CA 92503
Setla, LLC	4126	4902 Airway Road Dayton, OH 45431	Musky Checkers, LLC	15915 Ventura Blvd. Penthouse Two Encino, CA 91436
Checkers Michigan	3130	226 Perry Avenue Big Rapids, MI 49307	John J. Charleston Trust of 1998	2324 Airlands Street Las Vegas, NV 89134
Checkers Michigan	3131	1212 N. Mitchell St. Cadillac, MI 49601	Marian Patricia Sellers Trust	4102 Pecan Lane Orlando, FL 32812
Checkers Michigan	3155	2315 East Apple Avenue Muskegon, MI	Musky Checkers, LLC	15915 Ventura Blvd. Penthouse 2 Encino, CA 91436
Checkers Michigan	3156	954 West Sherman Blvd. Muskegon, MI	Barry L. Horwitz & Marlene Horwitz Trustees (undivided 90% interest), Musky Checkers LLC (10% interest)	15915 Ventura Blvd. Penthouse 2 Encino, CA 91436
Checkers Michigan	3157	1151 Phoenix Road South Haven, MI	Musky Checkers, LLC	15915 Ventura Blvd. Penthouse 2 Encino, CA 91436
Altes, LLC	8142	1220 Truman Blvd. Crystal City, MO	ERAM, LLC	700 El Atajo St. Los Angeles, CA 90065
Altes, LLC	8157	2182 N. Highway 67 Florissant, MO	2182 North Highway 67, LLC	400 Sundance Hill Soquel, CA 95073