IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF DELAWARE

In re:	)	Chapter 11
	)	
CHI-CHI'S, INC., et al.,[1]	)	Case No. 03-13063
	)	[Jointly Administered]
	)	
Debtors.	)	**Related Docket No. 459**

Objection Deadline: February 13, 2004 at 4:00 p.m. prevailing Eastern time
Hearing Date: February 17, 2004 at 11:00 a.m. prevailing Eastern time

NOTICE PURSUANT TO SECTION 10.6(A) OF THE ASSET PURCHASE AGREEMENT BETWEEN THE DEBTORS AND JOHN T. MURRAY AND JOSEPH MENTER, JR. REGARDING DESIGNEE LEASES

PLEASE TAKE NOTICE that on January 30, 2004, the Hamet Group, Inc., H.H. of Maryland, Inc., and H.H.K. of Virginia, Inc., three of the debtors and debtors-in-possession in these jointly administered cases (the "Debtors") filed the *Debtors' Motion for Order: (a) Authorizing the Sale of Assets Free and Clear of All Liens, Claims, Rights, Interest and Encumbrances Subject to Higher or Better Bids; and (b) Authorizing the Assumption and Assignment of Executory Contracts and Unexpired Leases* (Docket No. 459) (the "Motion"). Attached to the Motion as Exhibit A is the Asset Purchaser Agreement (the "Agreement") between the Debtors and John Murray and Joseph Menter, Jr. (collectively, the "Purchaser"). Previously, a copy of the Motion, along with the Agreement, were served on you.

[1] The Debtors consist of the following entities: Chi-Chi's, Inc., CCMR of Cantonsville, Inc., CCMR of Cumberland, Inc., CCMR of Frederick, Inc., CCMR of Greenbelt, Inc., CCMR of Harford County, Inc., CCMR of Maryland, Inc., CCMR of Ritchie Highway, Inc., CCMR of Timonium, Inc., Chi-Chi's of West Virginia, Inc., CMM Dissolution, Inc., Koo Koo Roo, Inc., Maintenance Support Group, Inc., Koo Koo Roo Licensing Systems, Inc., the Hamlet Group, Inc., H.H. of Maryland, Inc. and H.H.K. of Virginia.

PLEASE TAKE FURTHER NOTICE that pursuant to Section 10.6 of the Agreement, on February 3, 2004, the Purchaser notified the Debtors, via written notice, of the Purchaser's intention to require the Debtors to assume and assign any of the Leases, as defined in the Agreement, to one or more of the Purchaser's designees (the "Designee Leases").

PLEASE TAKE FURTHER NOTICE that the Designee Leases are as follows:

Unit No.	Address		Designee[2]
HH 0001	9201 Sunset Blvd.	West Hollywood, CA	Hamlet I, Inc.
HH 0004	122 South Beverly Drive	Beverly Hills, CA	Hamlet II, Inc.
HH 0006	4419 Van Nuys Blvd.	Sherman Oaks, CA	Hamlet III, Inc.
HH 0007	11648 San Vicente Blvd.	Los Angeles, CA	Hamlet IV, Inc.
HH 0009	214 S. Lake Avenue	Pasadena, CA	Hamlet V, Inc.
HH 0010	6914-6922 Hollywood Blvd.	Los Angeles, CA	Hamlet VI, Inc.
HH 0012	2927 Sepulvede Blvd.	Los Angeles, CA	Hamlet VII, Inc.
HH 0015	123 N. Palm Canyon Drive, #111	Palm Springs, CA	Hamlet VIII, Inc.
HH 0048	27430 The Old Road	Valencia, CA	Hamlet IX, Inc.
HH 0021	10400 Old Georgetown Road	Bethesda, MD	Hamlet X, Inc.
HH 0029	109 S. Saint Asaph Street	Alexandria, VA	Hamlet XI, Inc.
HH 0043	9811 Washingtonia Blvd.	Gaithersburg, MD	Hamlet XII, Inc.
HH 0044	1601 Crystal Square Arcade	Arlington, VA	Hamlet XIII, Inc.

PLEASE TAKE FURTHER NOTICE that any response or objection to the above-listed designation or the assumption or assignment of any of the Designee Leases must be filed on or before February 13, 2004 at 4:00 p.m. prevailing Eastern time. You must also serve a copy of the response or objection so it is received on or before February 13, 2004 at 4:00 p.m. prevailing Eastern time, by: (i) the Debtors at Chi-Chi's, Inc., 2701 Alton Parkway, Irvine, CA 92606, Attn: Anthony Baril; (ii) counsel for the Debtors, Irell & Manella LLP, 840 Newport Center Drive, Suite 400, Newport Beach, California 92660-6324, Attn: Alan J. Friedman, Esq., and Pachulski, Stang, Ziehl, Young, Jones & Weintraub P.C., 919 North Market Street,

[2] In the event the corporate name "Hamlet, Inc." and/or the Designee is unavailable, the Purchaser reserves the right to substitute different corporate names.

Suite 1600, Wilmington, Delaware 19801, Attn: Bruce Grohsgal, Esq.; (iii) counsel for the Debtors' secured lender, Paul, Hastings, Janofsky & Walker LLP, 515 South Flower Street, 25th Floor, Los Angeles, California 90071, Attn: Hydee R. Feldstein, Esq., and Greenberg Traurig, LLP, The Brandywine Building, 1000 West Street, Suite 1540, Wilmington, Delaware 19801, Attn: Victoria Counihan, Esq.; (iv) counsel to Purchaser, Marshack, Shulman, Hodges & Bastian LLP, 26632 Towne Centre Drive, Suite 300, Foothill Ranch, California 92610, Attn: Mike Peterson, Esq.; (v) counsel for the Official Committee of Unsecured Creditors, Jaspan Schlesinger Hoffman, LLP, 1201 North Orange Street, Suite 1001, Wilmington, Delaware 19801, Attn: Fredrick B. Rosner, Esq., and Akin Gump Strauss Hauer & Feld, LLP, 1700 Pacific Avenue, Suite 4100, Dallas, Texas 75201, Attn: Charles R. Gibbs, Esq.; and (vi) the Office of the U.S. Trustee, 844 King Street, Suite 2313, Wilmington, Delaware 19801, Attn: David Klauder.

A HEARING WILL BE HELD ON FEBRUARY 17, 2004 AT 11:00 A.M. PREVAILING EASTERN TIME BEFORE THE HONORABLE CHARLES G. CASE, II, UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE, 824 NORTH MARKET STREET, 3RD FLOOR, WILMINGTON, DELAWARE 19801.

IF YOU FAIL TO RESPOND IN ACCORDANCE WITH THIS NOTICE, THE COURT MAY GRANT THE RELIEF SOUGHT BY THE MOTION WITHOUT FURTHER NOTICE OR HEARING.

Dated: February 3, 2004

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Counsel for Debtors and Debtors in Possession

IN THE UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF DELAWARE

In re:	)	Chapter 11
	)	
CHI-CHI'S, INC., et al.,[1]	)	Case No. 03-13063 (CGC)
	)	(Jointly Administered)
Debtors.	)	

CERTIFICATE OF SERVICE

I, Rachel Lowy Werkheiser, Esquire, hereby certify that on the 3rd day of February 2004, I caused a copy of the following document(s) to be served on the individuals on the attached service list in the manner indicated:

NOTICE PURSUANT TO SECTION 10.6(A) OF THE ASSET PURCHASE AGREEMENT BETWEEN THE DEBTORS AND JOHN T. MURRAY AND JOSEPH MENTER, JR. REGARDING DESIGNEE LEASES

Rachel L. Werkheiser

Rachel Lowy Werkheiser (Bar No. 3753)

[1] The Debtors consist of the following entities: Chi-Chi's, Inc., CCMR of Catonsville, Inc., CCMR of Cumberland, Inc., CCMR of Frederick, Inc., CCMR of Greenbelt, Inc., CCMR of Harford County, Inc., CCMR of Maryland, Inc., CCMR of Ritchie Highway, Inc., CCMR of Timonium, Inc., Chi-Chi's of West Virginia, Inc., CMM Dissolution, Inc., Koo Koo Roo, Inc., Maintenance Support Group, Inc., Koo Koo Roo Licensing Systems, Inc., the Hamlet Group, Inc., H.H. of Maryland, Inc., and H.H.K. of Virginia.

The Hamlet Group List of Landlords Service List
Document No. 88237
16 – First Class Mail

First Class Mail
(HH0010, HOLLYWOOD)
CIM/Hollywood, LLC/iStar DB seller
P. O. Box 601012
Los Angeles, CA 90060-1012

First Class Mail
(HH0044, CRYSTAL CITY)
Ball Associates Limited Partnership
c/o Charles E. Smith
Management, Inc.
P.O. Box 641472
Pittsburgh, PA 15264-1472

First Class Mail
(HH0044, CRYSTAL CITY)
Ball Associates Ltd. Partnership
c/o Charles E. Smith Commercial Realty, LP
P. O. Box 642006
Pittsburgh, PA 15264-2006

First Class Mail
(HH0001, SUNSET)
Mani Brothers 100 Corporate Pointe, LLC
Mani Brothers
660 South Figueroa St., Ste. 2400
Los Angeles, CA 90017

First Class Mail
(HH0004, BEVERLY HILLS)
The 118 Building, a California Ltd.
Partnership
c/o G. & E. Simon
118 South Beverly Drive
Beverly Hills, CA 90212

First Class Mail
(HH0006, SHERMAN-OAKS)
4419 Van Nuys Building
c/o Heidi Feeney
512 E. Mariners Circle
Fresno, CA 93720

First Class Mail
(HH0007, BRENTWOOD)
Duesenberg Investment Company
c/o Topa Management Corporation
Attn: Carol Shain
1800 Avenue of the Stars, #1400
Los Angeles, CA 90067

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The Stuppy Family Trust/
The Blakely Family Trust
Attn: Betty Jane Blakely
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Los Angeles, CA 90004

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CIM/Hollywood, LLC
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Los Angeles, CA 90028

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(HH0012, SEPULVEDA)
Lorin Flyer & Barbara Chavez
810 N. Whittier Dr.
Beverly Hills, CA 90210

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(HH0015, PALM SPRINGS)
John Wessman, Trustee of the
Wessman Family Trust
dba Palm Springs Promenade
300 S. Palm Canyon Drive
Palm Springs, CA 92262

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(HH0021, BETHESDA)
Georgetown Square L.P.
c/o Floyd E. Davis Co.
1629 K Street NW
Washington, DC 20006
Contact: John G. Davis

First Class Mail
(HH0029, ALEXANDRIA)
Columbia Limited Partnership
c/o Nancy L. Van Amburg
111 Palmer Place
Swedesboro, NJ 08085-3057

First Class Mail
(HH0043, GAITHERSBURG)
Rio Center Associates, L.P. (50%) Theodore
Pedas Revocable Trust/
Rio Center, LLC (12.5%) James Pedas
Revocable Trust/
Rio Center, LLC (12.5%) Peterson RIO
Center, LLC (25%)
9811 Washingtonian Blvd.
Gaithersburg, MD 20878

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Rio Center Associates
Attn: Christopher W. Mueller
9811 Washingtonian Blvd.
Gaithersburg, MD 20878

First Class Mail
(HH0048, VALENCIA)
The Newhall Land and Farming Co.
Attn: Property Management
23823 W. Valencia Blvd.
Valencia, CA 91355

Chi-Chi's 2002 List
Case No. 03-13063
February 2, 2004
Document No. 81322
018 – Hand Delivery
000 – Overnight Delivery
057 – First Class Mail

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