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.	)	
	)	**Re Docket No: 1160**

ORDER APPROVING DEBTOR'S MOTION FOR ORDER APPROVING REJECTION OF REAL PROPERTY LEASES EXCLUDED FROM THE DESIGNATION RIGHTS AGREEMENT AND ABANDONMENT OF PERSONAL PROPERTY LOCATED AT SUCH LOCATIONS

Upon consideration of the Debtor's Motion For Order Approving Rejection Of Real Property Leases Excluded Pursuant From The Designation Rights Agreement And Abandonment Of Personal Property Located At Such Locations (the "Motion") filed by Chi-Chi's, Inc., one of the above-captioned debtors and debtors-in-possession (the "Debtor"), and it appearing that the relief requested is in the best interest of the Debtor's estate, its creditors and other parties-in-interest; and it appearing that this Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334; and it appearing that this Motion is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and it appearing that venue of this proceeding and the Motion is proper in this district pursuant to 28 U.S.C. §§ 1408 and 1409; and due and adequate notice of the Motion

[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, Inc.

having been given under the circumstances and no further notice need be given; and after due deliberation and cause appearing therefore; it is hereby:

ORDERED that the Motion is granted; and it is further

ORDERED that the unexpired leases of non-residential real property listed on Exhibit "A" to this order are rejected as of September 29, 2004; and it is further

ORDERED that to the extent any personal property owned by the Debtor remains at the premises listed on Exhibit "A," such personal property is deemed abandoned as of September 29, 2004 and each landlord is authorized to dispose of such personal property without liability to the Debtor; and it is further

ORDERED that the Debtor shall cause a copy of this order to be mailed only to those parties who have requested notice in the above-captioned cases and those non-Debtor parties to the leases listed on Exhibit "A"; and it is further

ORDERED that this Court shall retain jurisdiction to hear and determine all matters arising from the implementation of this order; and it is further

ORDERED that notwithstanding the possible applicability of Fed. R. Bankr. P 6004(g), 7062, 9014 or otherwise, the terms and conditions of this order shall be immediately effective and enforceable upon its entry.

Dated: ~~September~~ Feb 8, 2005

UNITED STATES BANKRUPTCY JUDGE