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 (KJC)
	)	(Jointly Administered)
Debtors.	)	**Re Docket No: 1582**

NOTICE OF DESIGNATION OF DEPTFORD, NEW JERSEY LEASE PURSUANT TO THE DESIGNATION RIGHTS AGREEMENT AND REQUEST FOR ENTRY OF AGREED ORDER

Notice is hereby given pursuant to the *Agreed Order on Motions Related to Deptford, New Jersey Lease with Mallafun Amusements, Inc.* ("Mallafun") entered by the United States Bankruptcy Court, District of Delaware on March 31, 2005 (Docket No. 1582) (the "March 31 Agreed Order") that OS Realty, Inc. has exercised its right to designate that certain Lease with Mallafun, as amended and including all options to renew the term of the Lease and/or to purchase the leased premises, and the furniture, fixtures, and equipment ("FF&E") for the property located at 1709 Deptford Center Rd., Chi-Chi's Unit No. 99, as follows:

	Designee/Assignee
Real Property Lease:	OSF/BFG of Deptford Partnership
FF&E:	OS Realty, Inc.

[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.

Pursuant to the March 31 Agreed Order, the parties agreed that upon the filing of this Notice, the Court would enter an order substantially in the form that was attached as Exhibit "C" to the March 31 Agreed Order. Subsequently, the parties slightly modified Exhibit "C," and the form of order that the parties now request that this Court enter is attached to this Notice. No further notice to any party is required.

Dated: February 14, 2006.

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