

1 Michael J. Gearin, WSBA # 20982  
David C. Neu, WSBA # 33143  
2 Brian T. Peterson, WSBA # 42088  
K&L GATES LLP  
3 925 Fourth Avenue, Suite 2900  
Seattle, WA 98104-1158  
4 (206) 623-7580

Honorable Christopher M. Alston  
Chapter 11  
Hearing Location: Rm. 7206  
Hearing Date: May 26, 2016  
Hearing Time: 1:30 p.m.  
Response Date: May 23, 2016

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8 UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON  
9 AT SEATTLE

10 In re:  
11 NORTHWEST TERRITORIAL MINT, LLC,  
12 Debtor.

Case No. 16-11767-CMA

MOTION FOR ORDER APPROVING THE  
SALE OF THE DEBTOR'S TOMBALL,  
TEXAS ASSETS FREE AND CLEAR OF ALL  
LIENS, CLAIMS, INTERESTS, AND  
ENCUMBRANCES; APPROVING THE  
ASSUMPTION AND ASSIGNMENT OF  
CERTAIN OF THE DEBTOR'S EXECUTORY  
CONTRACTS; AND GRANTING OTHER  
RELATED RELIEF

17 Mark Calvert (the "Trustee"), Chapter 11 Trustee for Northwest Territorial Mint, LLC  
18 ("NWTM" or the "Debtor"), submits this Motion to the Court, which requests entry of an order  
19 approving (i) the sale of certain assets related to the business enterprise owned by NWTM and  
20 commonly referred to as Graco Awards Manufacturing ("Graco") which are located in Tomball,  
21 Texas, free and clear of all liens, claims, and encumbrances to Tom Tucker and Larry Cook or an  
22 entity formed by them ("Tucker/Cook" or "Buyer"); (ii) the assumption and assignment by the  
23 Trustee to Buyer of certain of the Debtor's executory contracts and leases related to Graco; and (iv)  
24 such other related relief identified herein. In support of the Motion, the Trustee respectfully states as  
25 follows:

26 MOTION FOR ORDER APPROVING SALE OF  
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ASSIGNMENT OF CONTRACTS - 1

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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
TELEPHONE: (206) 623-7580  
FACSIMILE: (206) 623-7022

1 **BACKGROUND**

2 On April 1, 2016, the Debtor commenced this case by filing a voluntary petition under  
3 chapter 11 of the United States Bankruptcy Code. On April 11, 2016, an order was entered  
4 appointing Mark Calvert as chapter 11 Trustee. *See* Dkt. No. 51.

5 Upon his appointment, the Trustee took control over the business operations of the Debtor  
6 and initiated his investigation of the financial affairs of the bankruptcy estate. The Trustee has  
7 learned that many of the Debtor’s financial records are missing. The Trustee was immediately faced  
8 with significant operational issues and forced to address employee layoffs, imminent plans to move  
9 certain operations from Texas to Nevada, and an urgent need to manage cash resources in order to  
10 stabilize the Debtor’s business operations. In addition, the Trustee has taken a detailed inventory of  
11 precious metals, coins, gold, and silver bullion, and other inventory of the Debtor. One of the  
12 Trustee’s principal concerns has been whether the business, or any aspects thereof, can be  
13 reorganized or sold as a going concern.

14 One aspect of the Debtor’s business is the minting of coins, awards, and medallions for third  
15 parties. In furtherance thereof, the Debtor owns a business enterprise commonly referred to as Graco  
16 Awards Manufacturing (“Graco”). Graco’s primary facilities are located at 723 South Cherry Street,  
17 Tomball, Texas 77375. The Trustee has investigated the Graco business, and evaluated whether it is  
18 in the best interests of the estate to liquidate the business or operate it as a going concern. As set  
19 forth in the Trustee’s declaration submitted herewith, the Trustee has determined that the business as  
20 a hole is suffering from a cash shortfall. Because the Trustee needs to generate cash to preserve other  
21 aspects of the Debtor’s business, the Graco assets must be sold as quickly as possible.

22 Since his appointment, the Trustee has communicated with multiple interested purchasers  
23 regarding the sale of the Graco business and obtained multiple offers to purchase the Graco assets.  
24 Tucker/Cook have emerged with the highest and best offer for the assets related to the Graco  
25 business. The Trustee and Buyer have negotiated the terms of a purchase and sale agreement (the

26 MOTION FOR ORDER APPROVING SALE OF  
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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
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FACSIMILE: (206) 623-7022

1 “Purchase Agreement”), which is attached to the Declaration of Mark Calvert filed in support of this  
2 Motion (the “Calvert Decl.”) as Exhibit A. The negotiations between the Buyer and the Trustee were  
3 at arms-length and were free from any fraud, collusion or bad faith.

4 The terms of the Purchase Agreement provide that the Buyer will pay the Trustee \$600,000  
5 for the assets related to the Graco business (the “Purchased Assets”). In addition, the Buyer has  
6 agreed to assume certain liabilities of the Debtor in the approximate amount of \$150,000. The  
7 Purchased Assets include certain executory contracts to be selected by the Buyer (the “Assumed  
8 Contracts”). The additional terms of the proposed sale are set forth in the Purchase Agreement. In  
9 the event that another bidder comes forward seeking to acquire the Graco assets and the Trustee  
10 determines that an auction should be held, the Trustee has agreed to seek approval of bids  
11 increments of \$25,000. In addition, in the event that a bidder other than Buyer prevails at auction,  
12 and the sale to that prevailing bidder is approved by this Court, the Trustee has agreed to request that  
13 the Court award Tucker/Cook a break-up fee in the amount of \$25,000 (the “Break-Up Fee”).

14 According to the terms of the Purchase Agreement, the Buyer will have until May 10, 2015  
15 at 5:00 p.m. (the “Assumed Contracts Deadline”), to select the executory contracts it wishes to  
16 assume under the Purchase Agreement. The Buyer will responsible for curing any defaults under the  
17 Assumed Contracts. The Trustee will promptly provide notice to the counterparties of such Assumed  
18 Contracts, so that they may have an opportunity to respond to the proposed assumption and  
19 assignment or proposed cure amounts related thereto. The Trustee requests that the deadline for  
20 submitting such objections shall be May 24, 2016 at 5:00 p.m. (the “Cure Cost/Assignment  
21 Objection Deadline”). In the event that objections to cure cost amounts or assignment of executory  
22 contracts is received by the Cure Cost/Assignment Objection Deadline, the Trustee will schedule an  
23 additional hearing following the hearing on the Sale Motion to resolve outstanding disputes with  
24 respect to cure costs. Disputes as to the assignability of the executory contracts or leases will be  
25 resolved at the sale hearing.

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K&L GATES LLP  
925 FOURTH AVENUE  
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SEATTLE, WASHINGTON 98104-1158  
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FACSIMILE: (206) 623-7022

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**EVIDENCE RELIED UPON**

This Motion relies on the arguments set forth herein, the Declaration of Trustee Mark Calvert filed in support of the Motion, the Declaration of Tom Tucker submitted on behalf of the proposed Buyer, the pleadings and records on file in this case, and the arguments of counsel, if any.

**ARGUMENT**

The Court should approve the Trustee’s proposed sale of the Debtor’s assets related to its Graco business, free and clear of liens, claims, interests, and encumbrances, pursuant to the terms of the Purchase Agreement. Section 363(b) of the Bankruptcy Code provides that the Trustee is authorized to sell assets outside the ordinary course of its business. While the text of the Bankruptcy Code does not provide the standard for determining when it is appropriate for a court to authorize the sale of property of the estate, courts often approve a proposed sale if such sale is based upon the sound business judgment of the debtor. *See, e.g., Meyers v. Martin (In re Martin)*, 9 F.3d 389, 395 (3d Cir. 1996); *In re Lionel Corp.*, 722 F.2d 1063 (2d Cir. 1983).

**A. The Proposed Sale Meets the Requirements for a Sale Under 363(b).**

Here, a sound business reason exists for the proposed sale to Buyer. Namely, the objective of the Trustee’s proposed sale is to maximize the proceeds of such sale for the benefit of the bankruptcy estate and to preserve value of the remainder of the assets of the bankruptcy estate. *See, e.g., Four B. Corp. v. Food Barn Stores, Inc.(In re Food Barn Stores, Inc.)*, 107 F.3d 558, 564-65 (8th Cir. 1997) (stating that in bankruptcy sales, “a primary objective of the Code [is] to enhance the value of the estate at hand”); *In re Integrated Res, Inc.*, 147 B.R. 650, 659 (S.D.N.Y. 1992) (“It is a well-established principle of bankruptcy law that the objective of bankruptcy rules and the [Debtor’s] duty with respect to such sales is to obtain the highest price or greatest overall benefit possible for the estate.”) (alteration in original) (quoting *In re Atlanta Packaging Products, Inc.*, 99 B.R. 124, 130 (Bankr. N.D. Ga. 1988)).

MOTION FOR ORDER APPROVING SALE OF DEBTOR’S TOMBALL, TEXAS ASSETS FREE AND CLEAR AND APPROVING ASSUMPTION AND ASSIGNMENT OF CONTRACTS - 4

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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
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1 The sale of assets outside of the ordinary course of business may be conducted by a private  
2 sale as opposed to an auction under appropriate circumstances. *See In re Bakalis*, 220 B.R. 525, 531  
3 (Bankr. E.D.N.Y. 1998) (“Unlike judicial sales under the former Bankruptcy Act, the sale of estate  
4 property under the Bankruptcy Code is conducted by a trustee, who has ample discretion . . . to  
5 conduct public or private sales of estate property.”) (internal quotations and citation omitted). Here,  
6 the Trustee has determined that there is insufficient interest in the Graco business to hold a public  
7 auction. Additionally, the estate’s business as a whole is suffering from a cash shortfall and it is  
8 imperative that the assets be sold as quickly as possible. Thus, the Trustee believes that a private sale  
9 to Buyer is in the best interests of the estate. The proposed sale is the highest and best offer received  
10 for the assets, and the Trustee does not believe he could obtain a higher and better offer within a  
11 reasonable period of time. Should an interested purchaser come forward, before this sale is  
12 approved, with a materially higher offer than the offer of Tucker/Cook, the Trustee will conduct an  
13 auction for the assets.

14 For purposes of 11 U.S.C. § 363(m), a “good faith purchaser” is one who buys “in good  
15 faith” and “for value.” *Ewell v. Diebert (In re Ewell)*, 958 F.2d 276, 281 (9th Cir. 1992). “The  
16 requirement that a purchaser act in good faith . . . speaks to the integrity of his conduct in the course  
17 of the sale proceedings.” *In re Abbotts Dairies of Pennsylvania, Inc.*, 788 F.2d 143, 147 (3d Cir.  
18 1992) (quotations omitted). The “lack of good faith is shown by ‘fraud, collusion between the  
19 purchaser and other bidders or the trustee, or an attempt to take grossly unfair advantage of other  
20 bidders.’” *In re Ewell*, 958 F.2d at 281 (quoting *Community Thrift & Loan v. Suchy (In re Suchy)*,  
21 786 F.2d 900, 902 (9th Cir. 1985)); *see also In re Abbotts Dairies*, 788 F.2d at 147. Here, the  
22 Purchase Agreement is the result of arm’s length negotiations between the Trustee and the Buyer. It  
23 is not the result of any fraud or collusion between the Trustee and the Buyer or between the Debtor  
24 and the Buyer. The Buyer is therefore a good-faith buyer within the meaning of 11 U.S.C. § 363(m).

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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
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FACSIMILE: (206) 623-7022

1 The proposed purchase price of \$600,000, plus assumption of approximately \$150,000 in  
2 liabilities, is fair and reasonable, and represents the highest and best offer that the Trustee has  
3 received for the Graco business' assets to date. The Trustee believes that the purchase price  
4 represents the highest and best return for the estate given the nature of the assets and the liquidity  
5 crisis facing the Debtor's business. The Trustee, in addition to establishing that the Buyer has acted  
6 in good faith and that there is a sound business justification for the sale, has also provided adequate  
7 and sufficient notice of the proposed sale to Buyer. The Court should therefore grant the Motion and  
8 approve the proposed sale to Buyer.

9 **B. Good Cause Exists to Waive the Stay Under Fed. R. Bankr. P. 6004(h).**

10 Pursuant to Fed. R. Bankr. P. 6004(h), any order authorizing the use, sale, or lease of  
11 property other than cash collateral is stayed for 14 days, unless the court orders otherwise. As noted  
12 herein, given the liquidity concerns facing the Debtor's business, and the necessity that this sale  
13 close quickly, causes exists to waive the stay and permit the Trustee to quickly consummate the  
14 proposed sale to Buyer under the terms of the Purchase Agreement.

15 **C. The Proposed Sale of the Graco Business Assets Satisfies the Requirement of 11**  
16 **U.S.C. § 363(f).**

17 Pursuant to 11 U.S.C. §363(f), a Trustee may sell property of the estate under 11 U.S.C. §  
18 363(b) free and clear of any interest in such property of any entity other than the estate only if (1)  
19 applicable non-bankruptcy law permits sale of such property free and clear of such interest; (2) such  
20 entity consents; (3) such interest is a lien and the price at which the property is to be sold is greater  
21 than the aggregate value of all liens on such property; (4) such interest is in bona fide dispute; *or* (5)  
22 such entity could be compelled, in a legal or equitable proceeding, to accept a money satisfaction of  
23 such interest. 11 U.S.C. § 363(f).

24 Here, the Trustee is unaware of whether there are any entities that claim a lien on any of the  
25 Purchased Assets other than the claims of Texas taxing authorities. The Trustee has provided notice  
26 of the sale to the Texas taxing authorities and will provide notice of this motion to the entire mailing

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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
TELEPHONE: (206) 623-7580  
FACSIMILE: (206) 623-7022

1 matrix, so that if any entity claims a lien on the assets being sold, they will have an opportunity to  
2 object. If no such creditor objects, the sale free and clear will be permitted under 11 U.S.C. §  
3 363(f)(2). Moreover, even if secured creditors object to the sale, the sale free and clear is permissible  
4 under 11 U.S.C. § 363(f)(5) because there are legal and equitable proceedings in which a lienholder  
5 could be compelled to accept a money satisfaction of such lien, including the disposition of collateral  
6 under the default remedies provided in Washington's Uniform Commercial Code (Chater 62A.9A  
7 RCW) or in a receivership proceeding pursuant to RCW 7.60.260. Furthermore, any lienholder also  
8 will be adequately protected by having its liens, if any, attach to the proceeds of the sale in the same  
9 order of priority, with the same validity, force, and effect that such creditor had prior to such sale,  
10 subject to any claims and defenses that the Trustee and the Debtor's bankruptcy estate may possess  
11 with respect thereto. For these reasons, the proposed sale free and clear of liens should be approved.

12 **D. Approval of the Assumption and Assignment of Executory Contracts Under 11**  
13 **U.S.C. § 365 is Appropriate.**

14 The Trustee also requests that the Court approve the assumption and assignment of the  
15 Assumed Contracts under the Purchase Agreement. The Trustee may assign executory contracts or  
16 unexpired leases only if the Trustee (a) first assumes the contract or lease in accordance with the  
17 Bankruptcy Code; and (b) the assignee provides adequate assurance of future performance of such  
18 contract or lease. 11 U.S.C. § 365(f). Additionally, the Trustee must cure all defaults existing under  
19 such executory contract or lease prior to assumption.

20 Presently, the Trustee is unaware of which contracts the Buyer will elect to assume. Under  
21 the Purchase Agreement, the Buyer will have until the Assumed Contracts Deadline to provide the  
22 Trustee with notice of any Assumed Contracts. The Trustee will thereafter notify the counterparties  
23 of such contracts and provide them with the opportunity to object to the assumption and assignment  
24 of their contract or lease by the Cure Cost/Assignment Objection Deadline. If there are any  
25 unresolved objections to the assumption and assignment of such contracts, the Court will address  
26 such objections at the sale hearing, provided that hearings with respect to resolution of the amounts

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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
TELEPHONE: (206) 623-7580  
FACSIMILE: (206) 623-7022

1 of cure may be scheduled at a date after closing of the sale. Additionally, if requested by any  
2 counterparty to one of the Assumed Contracts, the Trustee believes that the Buyer could provide  
3 adequate assurance of future performance under such contract or lease. For these reasons, the  
4 Trustee requests that the Court approve the proposed assumption and assignment of the Assumed  
5 Contracts to the Buyer at closing.

6 **E. The Proposed Bid Increments and Break-Up Fee is Reasonable Under the**  
7 **Circumstances.**

8 Presently, the Trustee does not anticipate overbids for the Tomball, Texas assets. However,  
9 in the event that the Trustee receives a materially higher and better offer from a party other than the  
10 Buyer the Trustee reserves the right to conduct an auction for the assets. In the event of such an  
11 auction, the Trustee requests authority to establish bid increments of \$25,000. In the event that a  
12 party other than the Buyer becomes the successful bidder, and such other parties offer is approved by  
13 this Court, the Trustee requests that Tucker/Cook be awarded a break-up fee in the amount of  
14 \$25,000 (the "Break-Up Fee").

15 The amount of the proposed Break-Up Fee is fair and reasonable in relation to the purchase  
16 price and the amount of expenses incurred by Buyer. The Buyer has incurred out-of-pocket legal  
17 fees in conducting due diligence, and negotiating the Purchase Agreement and related sale pleadings.  
18 *See In re Integrated Res., Inc.*, 147 B.R. 650, 659-60 (S.D.N.Y. 1992) (stating that break-up fees  
19 "are important tools to encourage bidding and to maximize the value of the debtor's assets" and are  
20 enforceable if they encourage, as oppose to stifle, bidding). For these reasons, the proposed Break-  
21 Up Fee should be approved.

22 **CONCLUSION**

23 For the foregoing reasons, the Trustee respectfully request that the Court enter an order in the  
24 formed proposed by the Trustee authorizing its proposed sale to the Buyer free and clear of liens,  
25 claims, interests, and encumbrances, approving the assumption and assignment of the Assumed  
26 Contracts, and for such other relief as the Court deems appropriate under the circumstances.

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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
TELEPHONE: (206) 623-7580  
FACSIMILE: (206) 623-7022

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DATED this 6th day of May, 2016.

K&L GATES LLP

By /s/ Michael J. Gearin  
Michael J. Gearin, WSBA #20982  
David C. Neu, WSBA #33143  
Brian T. Peterson, WSBA #42088  
Attorneys for Mark Calvert, Chapter 11 Trustee

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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
TELEPHONE: (206) 623-7580  
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**CERTIFICATE OF SERVICE**

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The undersigned declares as follows:

That she is a paralegal in the law firm of K&L Gates LLP, and on May 6, 2016, she caused the foregoing document to be filed electronically through the CM/ECF system which caused Registered Participants to be served by electronic means, as fully reflected on the Notice of Electronic Filing.

I declare under penalty of perjury under the laws of the State of Washington and the United States that the foregoing is true and correct.

Executed on the 6th day of May, 2016 at Seattle, Washington.

/s/ Denise A. Evans  
Denise A. Evans

MOTION FOR ORDER APPROVING SALE OF  
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K&L GATES LLP  
925 FOURTH AVENUE  
SUITE 2900  
SEATTLE, WASHINGTON 98104-1158  
TELEPHONE: (206) 623-7580  
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UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE

In re:  
  
NORTHWEST TERRITORIAL MINT, LLC,  
  
Debtor.

Case No. 16-11767-CMA  
[PROPOSED]  
ORDER APPROVING THE SALE OF  
THE DEBTOR’S TOMBALL, TEXAS  
ASSETS FREE AND CLEAR OF ALL  
LIENS, CLAIMS, INTERESTS, AND  
ENCUMBRANCES; APPROVING THE  
ASSUMPTION AND ASSIGNMENT  
OF CERTAIN OF THE DEBTOR’S  
EXECUTORY CONTRACTS; AND  
GRANTING OTHER RELIEF

THIS MATTER comes before the Court upon the motion (the “Sale Motion”)<sup>1</sup> of the chapter 11 Trustee, Mark Calvert, for the entry of an Order approving (i) the sale of substantially all of the Debtor’s assets related to the business enterprise commonly referred to as Graco Awards Manufacturing business located in Tomball, Texas, free and clear of all liens, claims, interests, and encumbrances (“Interests”) to Tom Tucker and Larry Cook or their assigns to a to be formed entity

<sup>1</sup> Unless specifically defined, capitalized terms used herein shall have the meanings ascribed to them in the Purchase Agreement or Sale Motion.

1 (“Tucker/Cook” or “Buyer”) pursuant to an asset purchase agreement (the “Purchase Agreement”)  
2 substantially in the form attached hereto as Exhibit A and (ii) the assumption and assignment of  
3 certain of Debtor’s executory contracts and leases related to the Graco Awards Manufacturing  
4 business. Having considered the Sale Motion, the accompanying declarations, the Purchase  
5 Agreement, any objections and reply materials, the arguments of counsel, and the pleadings and  
6 papers herein, the Court **HEREBY FINDS AND DETERMINES AS FOLLOWS:**<sup>2</sup>

7 A. The Court has jurisdiction over the Sale Motion pursuant to 28 U.S.C. §§ 157 and  
8 1334, and this matter is a core proceeding pursuant to 28 U.S.C. § 157(b)(2)(A), (M), (N), and (O).  
9 Venue of this case in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409.

10 B. As evidenced by the affidavits of service previously filed with the Court, the Trustee  
11 provided proper, timely, adequate and sufficient notice of the Sale Motion, the Sale Hearing, the  
12 transactions contemplated under the Purchase Agreement, including, without limitation, the Sale and  
13 the assumption and assignment of the Assumed Executory Contracts and Leases (collectively, the  
14 “Transactions”) in accordance with the United States Bankruptcy Code, the Federal Rules of  
15 Bankruptcy Procedure, and the Local Rules of the Bankruptcy Court for the Western District of  
16 Washington. Such notice was good and sufficient, and afforded parties a reasonable opportunity to  
17 object or be heard with respect to the matters that are the subject of this Order, and no other or  
18 further notice of the Sale Motion, the Sale Hearing or any of the Transactions is or shall be required.

19 C. The Trustee marketed the Purchased Assets and conducted the sale process in  
20 compliance with applicable law and rules.

21 D. The Trustee has full power and authority to execute the Purchase Agreement and all  
22 other documents contemplated thereby, and the sale of the Purchased Assets and assumption and  
23

24  
25 \_\_\_\_\_  
26 <sup>2</sup> Findings of fact shall be construed as conclusions of law and conclusions of law shall be construed as findings of fact when appropriate. *See* Fed. R. Bankr. P. 7052.

1 assignment of the Assumed Executory Contracts and Leases by the Trustee have been duly and  
2 validly authorized by all necessary action of the Trustee.

3 E. Approval of the Purchase Agreement and consummation of the Transactions are in  
4 the best interests of the Debtor, its creditors, its estate, and other parties in interest.

5 F. The Trustee has demonstrated both (i) good, sufficient, and sound business purpose  
6 and justification, and (ii) compelling circumstances for the Transactions pursuant to 11 U.S.C. §  
7 363(b).

8 G. The Purchase Agreement was negotiated, proposed and entered into by the Trustee  
9 and the Buyer at arms' length without collusion or fraud, and in good faith within the meaning of  
10 Section 363(m) of the Bankruptcy Code.

11 H. The Buyer is a good faith purchaser under 11 U.S.C. § 363(m) and, as such, is  
12 entitled to all of the protections afforded thereby. The Buyer will be acting in good faith within the  
13 meaning of 11 U.S.C. § 363(m) in closing the Transactions at all times after the entry of this Order.

14 I. The consideration provided by the Buyer for the Purchased Assets pursuant to the  
15 Purchase Agreement (i) is fair and reasonable, (ii) is the highest and best offer for the Purchased  
16 Assets, (iii) will provide a greater recovery for the Debtor's creditors than would be provided by any  
17 other practical available alternative, and (iv) constitutes reasonably equivalent value and fair  
18 consideration under the Bankruptcy Code and under the laws of the United States, any state,  
19 territory, possession, or the District of Columbia.

20 J. The transfer of the Purchased Assets to the Buyer will be a legal, valid, and effective  
21 transfer of the Purchased Assets, will vest the Buyer with all right, title, and interest of the Debtor to  
22 the Purchased Assets free and clear to the fullest extent permitted under the Bankruptcy Code or  
23 other applicable law of all Interests in such property of any person or entity.

24 K. The Trustee may sell the Purchased Assets free and clear of all Interests because one  
25 or more of the standards set forth in 11 U.S.C. § 363(f)(1)-(5) has been satisfied. Those holders of  
26

1 Interests who did not object, or who withdrew their objections, to the Transactions or the Sale  
2 Motion are deemed to have consented pursuant to 11 U.S.C. § 363(f)(2). Other holders of Interests  
3 who objected to the Sale Motion fall within one or more of the other subsections of 11 U.S.C. §  
4 363(f) and are adequately protected by having their Interests, if any, attach to the cash proceeds of  
5 the Sale attributable to the property against or in which they assert an Interest, in the same order of  
6 priority that existed prior to the Closing and subject to all objections, counterclaims, recoupments  
7 and other defenses of the Debtor's estate.

8 L. The Trustee has demonstrated that it is an exercise of his sound business judgment to  
9 assume and assign the Assumed Executory Contracts and Leases to the Buyer in connection with the  
10 consummation of the Transactions, and the assumption and assignment of the Assumed Executory  
11 Contracts and Leases is in the best interests of the Debtor, its estate, and its creditors. Any existing  
12 defaults under the Assumed Executory contracts have either been cured, and if not cured, the buyer  
13 has provided adequate assurance of cure within the meaning of 11 U.S.C. § 365(b)(1)(A). The Buyer  
14 has provided adequate assurance of the future performance of and under the Assumed Executory  
15 Contracts, within the meaning of 11 U.S.C. § 365(b)(1)(C).

16 **NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED**  
17 **THAT:**

- 18 1. The Sale Motion is GRANTED in its entirety, as further described herein.  
19 2. All objections to the Sale Motion or the relief requested therein that have not been  
20 withdrawn, waived, or settled, and all reservations of rights included therein, hereby are overruled on  
21 the merits.  
22 3. The Purchase Agreement, and all of the terms and conditions thereof, is hereby  
23 APPROVED.  
24  
25  
26

1           4.       Pursuant to 11 U.S.C. § 363(b), the Trustee is authorized and directed to consummate  
2 the Transactions, pursuant to and in accordance with the terms and conditions of the Purchase  
3 Agreement.

4           5.       The Trustee is authorized and directed to execute and deliver, and empowered to  
5 perform under, consummate and implement, the Purchase Agreement, together with all additional  
6 instruments and documents that may be reasonably necessary or desirable to implement the Purchase  
7 Agreement, and to take all further actions as may be requested by the Buyer for the purpose of  
8 assigning, transferring, granting, conveying and conferring to the Buyer or reducing to possession,  
9 the Purchased Assets, or as may be necessary or appropriate to the performance of the obligations as  
10 contemplated by the Purchase Agreement.

11           6.       Pursuant to 11 U.S.C. §§ 105(a) and 363(f), the Purchased Assets shall be transferred  
12 at Closing to the Buyer, free and clear of all Interests with all such Interests to attach to the net  
13 proceeds of the Sale in the order of their priority, with the same validity, force and effect which they  
14 now have as against the Purchased Assets, subject to any claims and defenses the Debtor may  
15 possess with respect thereto.

16           7.       The sale of the Purchased Assets by the Trustee to Buyer (A) is or will be legal, valid  
17 and effective transfers of the Purchased Assets; (B) vest or will vest Buyer with all right, title and  
18 interest of the Debtor to the Purchased Assets free and clear of all Liens and claims ("Interests")  
19 pursuant to Section 363(f) of the Bankruptcy Code (other than Liens created by Buyer); and  
20 (C) constitute transfers for reasonably equivalent value and fair consideration under the Bankruptcy  
21 Code and the laws of the state in which Debtor is incorporated and any other applicable non-  
22 bankruptcy laws.

23           8.       Pursuant to 11 U.S.C. §§ 105(a) and 365, and subject to and conditioned upon the  
24 Closing of the Sale, the Trustee's assumption and assignment to the Buyer of the Assumed  
25  
26

1 Executory Contracts and Leases is hereby approved, and the requirements of 11 U.S.C. § 365(b)(1)  
2 with respect thereto are hereby deemed satisfied.

3 9. All defaults or other obligations of the Debtor under the Assumed Executory  
4 Contracts and Leases arising or accruing prior to the Closing Date (without giving effect to any  
5 acceleration clauses or any default provisions of the kind specified in 11 U.S.C. § 365(b)(2)) have  
6 been cured, paid, satisfied or otherwise discharged by the Buyer on or before [REDACTED] (the  
7 “Cure Costs Deadline”). The Debtor’s bankruptcy estate shall have no further liability under the  
8 Assumed Executory Contracts and Leases and each non-Debtor party to such Assumed Executory  
9 Contract and Lease hereby is forever barred, estopped, and permanently enjoined from asserting  
10 against the Debtor’s bankruptcy estate, or the property of the Debtor, any default existing thereunder  
11 as of the date of Closing.

12 10. All entities that are presently, or on the Closing Date may be, in possession of some  
13 or all of the Purchased Assets are hereby directed to surrender possession of the Purchased Assets to  
14 the Buyer at the Closing, and the Buyer hereby is authorized to retrieve and take possession of all  
15 Purchased Assets in the possession of any third parties, including but not limited to, any lessor or  
16 licensor.

17 11. This Court retains exclusive jurisdiction to interpret, enforce, implement and resolve  
18 any disputes arising under or in connection with the terms and provisions of the Purchase  
19 Agreement, all amendments thereto, any waivers and consents thereunder, and any agreements  
20 executed in connection therewith, and this Order.

21 12. Neither the Trustee nor the Buyer is required to make any filing with or give any  
22 notice to, or to obtain any approval, consent, ratification, permission, waiver or authorization from,  
23 any person or any governmental authority in connection with the execution and delivery of the  
24 Purchase Agreement or the consummation of the Transactions (other than with respect to  
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1 governmental licenses which do not constitute Purchased Assets), and the Trustee does not need to  
2 seek or obtain consent to consummate the Transactions.

3 13. The Purchase Agreement and any related agreements, documents or other instruments  
4 may be modified, amended or supplemented by the parties thereto, in a writing signed by both  
5 parties, and in accordance with the terms thereof, without further order of the Court.

6 14. This Order shall be effective immediately upon entry, and any stay of orders provided  
7 for in Bankruptcy Rules 6004(h), 6006(d), 7062 and any other provision of the Bankruptcy Code or  
8 Bankruptcy Rules shall not apply, is expressly lifted and this Order is immediately effective and  
9 enforceable.

10 15. The provisions of this Order are non-severable and mutually dependent.

11  
12 ///END OF ORDER///

13  
14 Presented by:

15 K&L GATES LLP

16  
17 /s/ Michael J. Gearin

18 Michael J. Gearin, WSBA #20982

19 David C. Neu, WSBA #33143

20 Brian T. Peterson, WSBA #42088

21 Attorneys for Mark Calvert, Chapter 11 Trustee