

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

In re:

WOODBRIIDGE GROUP OF COMPANIES,
LLC, et al.,¹

Debtors.

Chapter 11

Case No. 17-12560 (KJC)
(Jointly Administered)

Re: Docket Nos. 1264 & 1463

**ORDER AUTHORIZING 805 NIMES PLACE, LLC'S EXAMINATION OF DEBTORS
UNDER FEDERAL RULE OF BANKRUPTCY PROCEDURE 2004 AND
LOCAL RULE OF BANKRUPTCY PROCEDURE 2004-1**

Upon consideration of the Motion of 805 Nimes Place, LLC ("Nimes") for an order authorizing Nimes to conduct an examination of the above-captioned debtors (the "Debtors") under Rule 2004 of the Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules") and Rule 2004-1 of the Delaware Local Rules of Bankruptcy Practice and Procedure (the "Motion")² and any timely opposition thereto, and after notice and an opportunity for a hearing under 11 U.S.C. § 102(1), and for the reasons set forth in the Motion, the Court determines that cause exists for the proposed examination. Accordingly, it is hereby

ORDERED THAT, Nimes is authorized to conduct a Bankruptcy Rule 2004 examination of the Debtors regarding (i) BWI's assets and liabilities, (ii) the Debtors' ability to commence and complete the construction on the Property prior to the Permit Deadline, (iii) the Debtors' construction plans for the Property, (iv) the financing of any construction on or potential sale of

¹ The last four digits of Woodbridge Group of Companies, LLC's federal tax identification number are 3603. The mailing address for Woodbridge Group of Companies, LLC is 14140 Ventura Boulevard #302, Sherman Oaks, California 91423. The complete list of the Debtors, the last four digits of their federal tax identification numbers, and their addresses may be obtained on the website of the noticing and claims agent at www.gardencitygroup.com/cases/WGC.

² Capitalized terms not defined in this Order shall have the meanings ascribed to such terms in the Motion.

the Property, (v) the Debtors' ability to pay taxes (whether due now or in the future) or cover any other required or probable expenses relating to the Property, and (vi) the value of the Property;

ORDERED THAT, the Debtors shall reasonably produce all (non-privileged) documents responsive to the requests on the attached Exhibit A, and all (non-privileged) documents supporting intercompany claims by or against BWI to the offices of Reed Smith, LLP at 1201 N. Market Street, Suite 1500, Wilmington, DE 19801 and the offices of Irell & Manella LLP at 840 Newport Center Drive, Suite 400, Newport Beach, CA 92660-6324, or to a file sharing site, on a rolling basis, with production to be substantially complete by May 18, 2018, and with the parties using their best efforts to commence and complete such document production as soon as possible;

ORDERED THAT, on May 25, 2018, the Debtors' designee, Fred Chin, will appear at the offices of Irell & Manella LLP at 1800 Avenue of the Stars, Suite 900, Los Angeles, CA 90067 for an oral examination regarding the topics listed as (i)-(vi) above, and Mr. Chin will bind the Debtors with respect to answers provided during such examination;

ORDERED THAT, the Debtors shall complete the document production and examination pursuant to this Order regardless of the commencement of any adversary proceeding or contested matter prior to the completion of such examination or document production;

ORDERED THAT, Nimes may use the discovery provided pursuant to this Order in all proceedings in the above-captioned bankruptcy cases; and it is further

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ORDERED THAT, the Court shall retain jurisdiction over the interpretation of this Order and any disputes relating to the examination authorized by this Order.

Dated: April 27, 2018
Wilmington, Delaware



KEVIN J. CAREY
UNITED STATES BANKRUPTCY JUDGE

EXHIBIT A

I. DEFINITIONS AND INSTRUCTIONS FOR DOCUMENT PRODUCTION

A. DEFINITIONS

1. “Debtors” means, individually and together, Bishop White Investments, LLC, Woodbridge Group of Companies, LLC, and their respective debtor-affiliates in chapter 11 bankruptcy cases jointly administered under bankruptcy case number 17-12560(KJC).

2. “Document” means all tangible written, printed, typed, or graphic material and all electronically stored information.

3. “Nimes” means 805 Nimes Place, LLC.

4. “Permits” means the grading and construction permits relating to the Property that were issued on or about December 2, 2016, and all related extensions.

5. “Property” means real property located at 805 Nimes Place in the Bel Air section of the City of Los Angeles, California.

B. DIRECTIONS

All document requests are limited to Documents drafted, produced, created, revised or reviewed on or after April 1, 2017.

II. DOCUMENTS TO BE PRODUCED UNDER FED.R.BANKR.P. 2004

1. All Documents regarding the Debtors’ ability to commence and complete the construction on the Property prior to the December 2, 2018, deadline under the Permits.

2. All Documents constituting the Debtors’ construction plans for the Property and all related permits, permit applications, and any correspondence with any municipality in connection with such construction.

3. All architectural plans and all engineering studies for the construction of any residence on the Property.

4. All surveys relating to the construction of any residence on the Property.

5. All construction agreements regarding the construction of any residence on the Property.
6. All financing applications and all financing agreements regarding any present or future construction relating on the Property or any potential sale of the Property.
7. All Documents concerning the timing of the commencement of construction on the Property.
8. All Documents regarding the Debtors' ability to pay taxes (whether due now or in the future) and other expenses relating to the Property.
9. All appraisals, broker price opinions, valuations, offers, or expressions of interest relating to the Property.