

**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)

Ref. Docket Nos. 1582 & 1663

**ORDER DIRECTING EXAMINATION AND PRODUCTION OF
DOCUMENTS FROM 805 NIMES PLACE, LLC**

Upon consideration of the motion (the “Motion”)² of the Debtors, for an order, pursuant to section 105(a) of the Bankruptcy Code and Bankruptcy Rule 2004, directing examination and production of documents from 805 Nimes Place, LLC and its affiliates (collectively, “Nimes”); and the Court finding that (a) the Court has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334, and (b) this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); the Court finding that notice of the Motion given by the Debtors was sufficient under the circumstances; and the Court having found and determined that the legal and factual bases set forth in the Motion establish just cause for the relief requested in the Motion; and after due deliberation and sufficient cause appearing therefor, it is hereby ORDERED that:

1. The Motion is GRANTED as set forth herein.
2. The Debtors are authorized to conduct Bankruptcy Rule 2004 examinations of

Nimes regarding:

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. Due to the large number of debtors in these cases, which are being jointly administered for procedural purposes only, a complete list of the Debtors, the last four digits of their federal tax identification numbers, and their addresses are not provided herein. A complete list of this information may be obtained on the website of the Debtors’ noticing and claims agent at www.gardencitygroup.com/cases/WGC, or by contacting the undersigned counsel for the Debtors.

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

- i) The value of the real property commonly known as 805 Nimes Place, Los Angeles, California 90077 (the “Property”) from June 1, 2017 to the present;
- ii) Any appraisals, broker price opinions, valuations, offers, and expressions of interest relating to the Property of which Nimes is either aware, whether or not obtained by or for Nimes from June 1, 2017 to the present;
- iii) Nimes’s view or opinion of the value of Property from June 1, 2017 to the present;
- iv) Any attempts by Nimes to sell, hypothecate, transfer or borrow against the promissory note in the original amount of \$20 million (the “Note”) given to it by Bishop White Investments, LLC from June 1, 2017 to the present;
- v) Any litigation threatened or filed by or against Nimes relating to the Property on or after January 1, 2005.
- vi) Any communications between Nimes and the City of Los Angeles concerning the Property from June 1, 2017 to the present;
- vii) Any communications between Nimes and any other person concerning the Property from June 1, 2017 to the present; and
- viii) Any claim Nimes has to attorneys’ fees in connection with the Note from June 1, 2017 to the present.

3. Nimes shall make its designated representative available for deposition on May 24, 2018, at the Los Angeles, California offices of the Debtors’ counsel, or on such other date as is mutually agreed upon by Nimes and the Debtors.

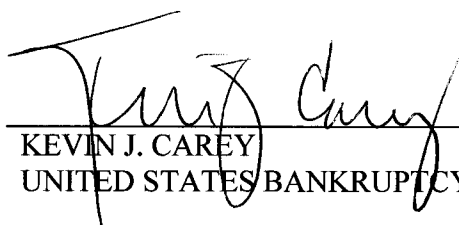
4. Nimes is ordered to reasonably produce all non-privileged responsive documents called for in **Exhibit 1** (the “Document Requests”) on a rolling basis, with all such documents to be produced on or before May 18, 2018.

5. Nimes 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.

6. The Debtors may use the discovery provided pursuant to this Order in all proceedings in the above-captioned bankruptcy cases.

7. The Court shall retain jurisdiction over any matter or dispute arising from or relating to the implementation of this Order.

Dated: April 27, 2018
Wilmington, Delaware



KEVIN J. CAREY
UNITED STATES BANKRUPTCY JUDGE

Exhibit 1

**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)

**REQUEST FOR PRODUCTION OF DOCUMENTS
DIRECTED TO NIMES PLACE, LLC**

Woodbridge Group of Companies, LLC and certain of its affiliates, as debtors and debtors in possession (collectively, the “Debtors”) request, pursuant to Bankruptcy Rule 2004, that Nimes Place, LLC and its affiliates (collectively, “Nimes”), produce the documents described below (the “Document Requests”).

DEFINITIONS

1. “Applicable Period” means the period from June 1, 2017 through and including the present.
2. “Document” means all tangible written, printed, typed, or graphic material and all electronically stored information.
3. “Note” means the promissory note in the original amount of \$20 million given to you by Bishop White Investments, LLC, including any amendments thereto.
4. “Person” means any individual, corporation, partnership, joint venture, association, limited liability company, governmental agency, or other entity.

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5. “Property” means the real property commonly known as 805 Nimes Place, Los Angeles, California 90077.

6. “You” or “Your” means 805 Nimes Place, LLC, and any and all affiliates, including any members, parents, subsidiaries, or predecessors-in-interest, and any and all employees, agents, or anyone acting on Your behalf.

REQUESTS FOR PRODUCTION OF DOCUMENTS

1. All Documents and communications concerning the value of the Property during the Applicable Period, including but not limited to appraisals, broker price opinions, valuations, offers, and expressions of interest relating to the Property, whether or not obtained by or for You.

2. All Documents and communications concerning Your view or opinion of the value of Property during the Applicable Period.

3. All Documents and communications concerning any attempts by You to sell, hypothecate, transfer or borrow against the Note during the Applicable Period.

4. All Documents and communications concerning any litigation threatened or filed by or against Nimes relating to the Property on or after January 1, 2005.

5. All communications between You and the City of Los Angeles concerning the Property during the Applicable Period.

6. All communications between You and any other Person concerning the Property during the Applicable Period.

7. All Documents and communications supporting any claim You have to attorneys’ fees in connection with the Note during the Applicable Period.