

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

In re:

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

Debtors.

Chapter 11

Case No. 17-12560 (KJC)

(Jointly Administered)

Docket Ref. No. 1605

**ORDER APPROVING STIPULATION REGARDING LEASES
WITH RESERVATION OF RIGHTS**

The Court having considered the *Stipulation Regarding Leases with Reservation of Rights*, a copy of which is annexed hereto as Exhibit I and was submitted under certification of counsel on April 20, 2018 (the "Stipulation"), it is hereby ORDERED that:

IT IS HEREBY ORDERED THAT:

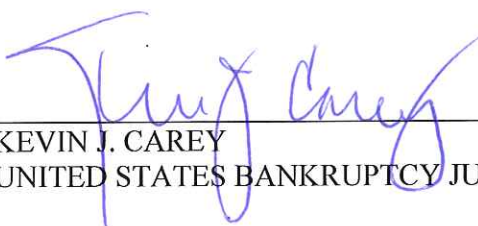
1. The Stipulation is approved.
2. The Stipulation is incorporated herein by reference and made a part hereof as if fully set forth herein.

[Remainder of page intentionally left blank]

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.

3. This Court shall retain jurisdiction to hear and determine all matters arising from or related to the implementation, interpretation and/or enforcement of this Order and the Stipulation.

Dated: April 27, 2018
Wilmington, Delaware



KEVIN J. CAREY
UNITED STATES BANKRUPTCY JUDGE

Exhibit I
Stipulation

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FOR THE DISTRICT OF DELAWARE

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Case No. 17-12560 (KJC)

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STIPULATION REGARDING LEASES WITH RESERVATION OF RIGHTS

The above-captioned debtors and debtors in possession (the “Debtors”), Jeri Shapiro (“Lessee”), and Robert Shapiro (collectively with the Debtors and Lessee, the “Parties”) hereby stipulate and agree as follows:

RECITALS

A. **WHEREAS**, Lessee was party to the following real property lease agreements with certain of the Debtors (collectively, the “Leases,” and the real properties leased pursuant thereto, the “Properties”):

1. That certain *California Residential Lease Agreement*, dated as of December 1, 2017, by and between Ms. Shapiro, as tenant, and Debtor Lilac Valley Investments, LLC, as landlord, pertaining to the real property and improvements located at 14115 Moorpark St. #212, Sherman Oaks, CA;
2. That certain *Residential Lease*, dated as of December 1, 2017, by and between Ms. Shapiro, as tenant, and Debtor Carbondale Glen River Mesa, LLC, as landlord, pertaining to the real properties and improvements located at 824 & 918 Brookie, Carbondale, CO;

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3. That certain *Residential Lease*, dated as December 1, 2017, by and between Ms. Shapiro, as tenant, and Debtor Massabesic Investments, LLC, as landlord, pertaining to the real property and improvements located at 238 Sundance Trail, Carbondale, CO; and
4. That certain *Residential Lease*, dated as of December 1, 2017, by and between Ms. Shapiro, as tenant, and Debtor Carbondale Peaks Lot L-1, LLC, as landlord, pertaining to the real property and improvements located at 90 Primrose Road, Carbondale, CO;

B. **WHEREAS**, the Lessee and her husband, Robert Shapiro (the “Shapiros”), are not currently occupying or otherwise using the Properties;

C. **WHEREAS**, the Shapiros assert that the Leases were terminated shortly after having been entered into, in or about December 2017, and that the keys for the Properties were all returned; and

D. **WHEREAS**, the Debtors have been unable to locate any paperwork relating to the asserted termination of the Leases or any keys relating to the Properties that the Shapiros assert were returned.

STIPULATION

NOW, THEREFORE, the Parties hereby stipulate and agree as follows:

1. The Leases are terminated.
2. Any personal or other property of the Shapiros remaining on any of the Properties as of 5:00 p.m. PT on March 26, 2018 shall be deemed abandoned to the Debtors.
3. No later than 5:00 p.m. PT on April 5, 2018, the Shapiros shall turn over to the Debtors any and all keys, garage or gate remotes, and any similar or related items to the Properties that are in their possession or to which they have access, at a time and place to be arranged by the Parties.

4. Any claims, defenses, or causes of action that the Debtors or their estates may have against Lessee, Robert Shapiro, or any of their affiliates, whether or not arising under or related to the Leases, are not waived and are expressly and fully preserved.

5. Any claims, defenses, or causes of action that the Shapiros may have against the Debtors or their estates, whether or not arising under or related to the Leases, are not waived and are expressly and fully preserved.

6. For the avoidance of doubt, this Stipulation pertains only to the Leases and Properties described herein, and shall have no effect on any contract or lease not specifically set forth herein.

Dated: April 9, 2018



*Bradley Sharp, Chief Restructuring Officer
for the Debtors and Debtors in Possession*

Dated: April __, 2018

Robert Shapiro

Dated: April __, 2018

Jeri Shapiro

4. Any claims, defenses, or causes of action that the Debtors or their estates may have against Lessee, Robert Shapiro, or any of their affiliates, whether or not arising under or related to the Leases, are not waived and are expressly and fully preserved.

5. Any claims, defenses, or causes of action that the Shapiros may have against the Debtors or their estates, whether or not arising under or related to the Leases, are not waived and are expressly and fully preserved.

6. For the avoidance of doubt, this Stipulation pertains only to the Leases and Properties described herein, and shall have no effect on any contract or lease not specifically set forth herein.

Dated: April __, 2018

*Bradley Sharp, Chief Restructuring Officer
for the Debtors and Debtors in Possession*

Dated: April 10, 2018

Robert Shapiro

Dated: April 10, 2018

Jeri Shapiro