

**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 No. 2918, 2987

**ORDER, PURSUANT TO SECTIONS 105(a), 365(a), AND 554 OF THE BANKRUPTCY
CODE, AUTHORIZING REJECTION OF UNEXPIRED LEASE OF NON-
RESIDENTIAL REAL PROPERTY (14140 VENTURA BLVD., SUITE 203) *NUNC PRO
TUNC* TO OCTOBER 30, 2018, AND ABANDONMENT OF ANY REMAINING
PROPERTY LOCATED AT LOCATION COVERED BY SUCH LEASE**

Upon the *Debtors' Motion for Entry of an Order, Pursuant to Sections 105(a), 365(a), and 554 of the Bankruptcy Code, Authorizing Rejection of Unexpired Lease of Non-Residential Real Property (14140 Ventura Blvd., Suite 203) Nunc Pro Tunc to October 30, 2018, and Abandonment of Any Remaining Property Located at Location Covered by Such Lease* (the "Motion")² filed by the above-captioned debtors and debtors in possession (collectively, the "Debtors"); and the Court having found that it has jurisdiction over this matter pursuant to 28 U.S.C. §§ 1334(b) and 157, and the *Amended Standing Order of Reference* from the United States District Court for the District of Delaware dated as of February 29, 2012; and the Court having found that venue of these cases and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and the Court having found that this matter is a core proceeding

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 All capitalized terms used but not defined herein shall have the meanings ascribed to them in the Motion.

pursuant to 28 U.S.C. § 157(b); and the Court having found that it may enter a final order consistent with Article III of the United States Constitution; and it appearing that notice of the Motion has been given as set forth in the Motion and that such notice is adequate and no other or further notice need be given; and the Court having found that the relief sought in the Motion is in the best interest of the Debtors, their estates, their creditors, and other parties in interest; and that the legal and factual bases set forth in the Motion establish just cause for the relief granted herein; and after due deliberation and sufficient cause appearing therefor,

IT IS HEREBY ORDERED THAT:

1. The relief requested in the Motion is GRANTED as set forth herein.
2. The Debtors are authorized to reject the unexpired non-residential real property lease for the Debtors' office space located at 14140 Ventura Boulevard, Suite 203, Sherman Oaks, California (the "Lease") *nunc pro tunc* to October 30, 2018.
3. The Debtors are authorized to abandon any personal property, including, but not limited to, furniture, fixtures, and equipment (the "Remaining Property") located at Suite 203 subject to the Lease free and clear of all liens, claims, encumbrances, interests, and rights of third parties. Once such property is abandoned, the Landlord is authorized to dispose of the Remaining Property, without further notice and without any liability to any individual or entity that may claim an interest in such Remaining Property, and such abandonment shall be without prejudice to Landlord's right to assert any claim based on such abandonment, and without prejudice to the Debtors' and to any other party in interest's right to object thereto. The automatic stay is modified to the extent necessary to allow such dispositions.
4. If the Debtors have deposited monies with the Landlord as a security deposit or other arrangement, the Landlord may not setoff or recoup or otherwise use such deposit without the prior authority of this Court.

5. Any person or entity that holds a claim that arises from the Lease must file a proof of claim based on such rejection by no later than 30 days after the service of this Order.

6. Within five (5) calendar days after entry of this Order, the Debtors shall serve this Order on the Landlord to the Lease.

7. Any claims held by the Debtors against the Landlord, whether or not such claims arise under, are related to the rejection of, or are independent of the Lease, are fully preserved.

8. Nothing in this Order shall impair, prejudice, waive, or otherwise affect any rights of the Debtors or their estates to contest any claims for damages arising from the Debtors' rejection of the Rejected Lease, to assert that any claims for damages arising from the Debtors' rejection of the Rejected Lease are limited to any remedies available under any applicable termination provisions of such Rejected Lease, or that any such claims are obligations of a third party, and not those of the Debtors or their estates.

9. Nothing in the Motion or this Order shall be deemed or construed as an approval of an assumption of any lease, sublease, or contract pursuant to section 365 of the Bankruptcy Code, and all such rights are reserved.

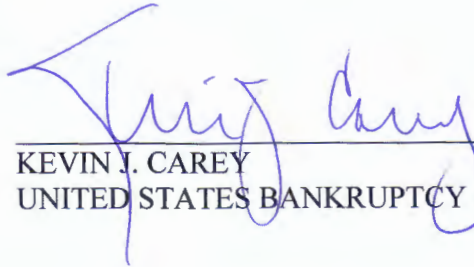
10. To the extent that Bankruptcy Rule 6004(h) is applicable, the terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

11. The Debtors are authorized to take all actions necessary to effectuate the relief granted pursuant to this Order.

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12. The Court shall retain jurisdiction with respect to all matters arising from or related to the implementation of this Order.

Dated: Nov 15, 2018
Wilmington, Delaware



KEVIN J. CAREY
UNITED STATES BANKRUPTCY JUDGE