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

In re:

WOODBRIDGE GROUP OF COMPANIES, LLC, *et al.*<sup>1</sup>

Chapter 11

Debtors.

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

# MOTION TO SHORTEN NOTICE AND OBJECTION PERIODS FOR, AND TO SCHEDULE EXPEDITED HEARING ON, TINTARELLA LLC'S MOTION FOR RELIEF FROM THE AUTOMATIC STAY PURSUANT TO 11 U.S.C. § 362 AND/OR FOR ADEQUATE PROTECTION

Tintarella LLC ("<u>Tintarella</u>"), a creditor and party in interest herein, by and through its undersigned counsel, submits this motion (the "<u>Motion to Shorten</u>"), for an order pursuant to Rule 9006(c)(1) of the Federal Rules of Bankruptcy Procedure (the "<u>Bankruptcy Rules</u>") and Rule 9006-1(e) of the Local Rules of Bankruptcy Practice and Procedure for the United States Bankruptcy Court for the District of Delaware (the "<u>Local Rules</u>"), shortening the time for notice and objection deadlines for, and scheduling an expedited hearing on, *Tintarella's Motion for Relief from the Automatic Stay Pursuant to 11 U.S.C. § 362 and/or for Adequate Protection* (the "<u>Motion for Relief</u>").<sup>2</sup> In support of the Motion to Shorten, Tintarella respectfully represents as follows:

<sup>&</sup>lt;sup>1</sup> 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 14225 Ventura Boulevard #100, Sherman Oaks, California 92423. 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 such information may be obtained on the website of the Debtors' noticing and claims agent at <u>www.gardencitygroup.com/cases/WGC</u>, or by contacting the undersigned counsel for the Debtors.

<sup>&</sup>lt;sup>2</sup> Capitalized terms used but not defined herein shall have the meanings given to them in the Motion for Relief.

#### BACKGROUND AND RELIEF REQUESTED

1. On February 7, 2018, Tintarella filed the Motion for Relief, seeking authority to exercise its rights under applicable California law with respect to certain real property (the "<u>Property</u>") owned by Grand Midway Investments, LLC ("<u>GMI</u>"), one of the above captioned debtors and debtors in possession (the "<u>Debtors</u>"), which serves as Tintarella's collateral for a \$26,000,000 defaulted loan to GMI.

2. Local Rule 9006-1(c)(i) requires that all motions (except for discovery related motions) "be filed and served at least eighteen (18) days (twenty-one (21) days if service is by first class mail; nineteen (19) days if service is by overnight delivery) prior to the hearing date." *See* Del. Bankr. L.R. 9006-1(c)(i). Further, Local Rule 9006-1(c)(ii) requires that the "deadline for objection(s) shall be no later than seven (7) days before the hearing date." *See* Del. Bankr. L.R. 9006-1(c)(ii). Pursuant to Local Rule 9006(e), however, such periods may be shortened by order of the Court upon written motion specifying the exigencies supporting shortened notice. *See* Del. Bankr. L.R. 9006-1(e).

3. Tintarella respectfully requests that (i) the time period for notice in connection with the Motion for Relief be shortened so that the Motion for Relief can be heard on an expedited basis during the week of February 19, 2018 and (ii) the objection deadline be set such that any objections to the Motion for Relief may be filed by noon (ET) two days before the hearing. Because of the exigent nature of this matter, Tintarella respectfully requests that the initial hearing on the Motion for Relief be consolidated with the final hearing.

4. Cause exists to shorten the notice period and objection deadlines for the relief sought in the Motion for Relief. As set forth in the Motion for Relief, Tintarella transferred certain permits obtained from the Los Angeles Building and Safety Department (the "<u>LABSD</u>") to GMI

2

### Case 17-12560-KJC Doc 530 Filed 02/08/18 Page 3 of 5

in connection with the sale of the Property, allowing for the construction of a residence and guest house producing in excess of 22,000 square feet of livable space. Under LABSD requirements, permits are valid for a period of two (2) years from issuance and the proposed construction must be 75% complete within that two-year period. If these requirements are not satisfied, the owner of the property must return to LABSD for a plan check and meet then-existing code requirements, which would result in a loss of more than 5,000 square feet of livable space to the house constructed on the Property and additional costs and fees to draw up new architectural plans to conform with the new code requirements.

5. After obtaining two extensions of time from the LABSD, the permits at issue currently expire on June 10, 2018. No further extensions are expected. If the permits expire and the entitlements are lost, the Property will lose significant value. A recent appraisal has determined that the fair market value of the Property is \$34,100,000 with the permits and the build out of more than 22,000 square feet of livable space. Without the permits, the appraisal determined the fair market value to be \$26,250,000, because the livable space would be reduced by more than 5,000 square feet.

6. To date, despite constant reminders and knowing that the permits will expire unless 75% of the residences are constructed prior to June 10, 2018, the Debtors have not moved the project forward. Time is of the essence. It is now impossible to meet that deadline. Therefore, Tintarella requires relief from the automatic stay on an expedited basis to exercise its rights under California law. As such, cause exists to shorten the notice and objection periods and to schedule an expedited hearing on the Motion for Relief. For these reasons and as further explained in the Motion for Relief and supporting evidentiary Declarations, Tintarella seeks relief from the stay on an expedited basis so that it can protect the value of its Property.

3

7. Pursuant to Local Rule 9006-1(e), the Court may rule on this Motion to Shorten without the need for a hearing, and the Movants request that this Motion to Shorten be granted without further hearing.

### **NO PRIOR REQUEST AND RESERVATION OF RIGHTS**

8. No previous request for the relief sought herein has been made to this Court or any other court.

### **NOTICE**

9. Notice of this Motion has been provided to: (i) counsel for the Debtors; (ii) the Office of the United States Trustee; (iii) counsel for the Committee; (iv) counsel for the DIP Lender; (v) counsel for the Unitholder Group; (vi) counsel for the Noteholder Group; and (vii) parties requesting notice pursuant to Rule 2002. Tintarella submits that such notice is sufficient for the purpose of the Motion.

WHEREFORE Tintarella respectfully requests that the Court enter an order, substantially in the form attached hereto as <u>Exhibit A</u>, (i) granting this Motion to Shorten, (ii) scheduling a hearing on the Motion for Relief during the week of February 19, 2018, (iii) permitting any objections to the Motion for Relief to be filed by noon (ET) two days prior to the hearing (iv) consolidating the preliminary hearing on the Motion for Relief with the final hearing pursuant to § 362(e) of the Bankruptcy Code; and (v) granting such other and further relief as this Court deems just and proper. Dated: February 8, 2018 Wilmington, DE Respectfully submitted,

## WHITEFORD TAYLOR & PRESTON LLC

/s/ Stephen B. Gerald L. Katherine Good (No 5101) Stephen B. Gerald (No. 5857) The Renaissance Centre 405 N. King Street, Suite 500 Wilmington, Delaware 19801 Telephone: (302) 353-4144 Facsimile: (302) 661-7950 Email: <u>kgood@wtplaw.com</u> <u>sgerald@wtplaw.com</u>

Christopher A. Jones, Esq. WHITEFORD TAYLOR & PRESTON L.L.P. 3190 Fairview Park Drive, Suite 800 Falls Church, Virginia 22042-4510 Telephone: (703) 280 9260 Facsimile: (703) 280-9139 Email: cajones@wtplaw.com

- and –

JOHN D. MONTE, Esq. LAW OFFICES OF JOHN D. MONTE 15303 Ventura Boulevard – Ninth Floor Sherman Oaks, California 91403 Telephone: (323) 876-9918 Facsimile: (323) 978-4842 Email: johnmontelaw@gmail.com

Genise Reiter, Esq. Paul T. Dye, Esq. REITER DYE & BRENNAN, LLP 10990 Wilshire Blvd., Suite 940 Los Angeles, California 90024 Telephone: (424) 369-4470 Email: <u>grr@rdbattorneys.com</u> ptd@rdbattorneys.com

Counsel to Tintarella LLC

# **EXHIBIT A**

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

In re:

WOODBRIDGE GROUP OF COMPANIES, LLC, *et al.*<sup>1</sup>

Chapter 11

Case No. 17-12560 (KJC)

(Jointly Administered)

Debtors.

Re: D.I. \_\_\_\_\_

# ORDER SHORTENING NOTICE AND OBJECTION PERIODS FOR MOTION FOR <u>RELIEF FROM THE AUTOMATIC STAY</u>

Upon the motion (the "<u>Motion to Shorten</u>") of Tintarella LLC, seeking the entry of an order expediting consideration of, and shortening the notice periods applicable to, the *Motion for Relief from the Automatic Stay Pursuant to 11 U.S.C. § 362 and/or for Adequate Protection* (the "<u>Motion</u> <u>for Relief</u>"), and this Court possessing jurisdiction to consider the Motion to Shorten, and venue being proper, and notice of the Motion to Shorten having been sufficient under the circumstances, and the Court having considered the Motion to Shorten and all papers related thereto, and the relief requested in the motion to Shorten being warranted,

# IT IS HEREBY ORDERED THAT:

- 1. The Motion to Shorten is GRANTED.
- 2. The Motion for Relief shall be heard at a final hearing on the merits on

\_\_\_\_\_(ET).

<sup>&</sup>lt;sup>1</sup> 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 14225 Ventura Boulevard #100, Sherman Oaks, California 92423. 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 such information may be obtained on the website of the Debtors' noticing and claims agent at <u>www.gardencitygroup.com/cases/WGC</u>, or by contacting the undersigned counsel for the Debtors.

# Case 17-12560-KJC Doc 530-1 Filed 02/08/18 Page 3 of 3

3. Any responses or objections to the Motion for Relief may be filed by 12:00

p.m. (ET) on \_\_\_\_\_\_.

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

Dated: \_\_\_\_\_, 2018 Wilmington, Delaware

> THE HONORABLE KEVIN J. CAREY UNITED STATES BANKRUPTCY JUDGE

## **CERTIFICATE OF SERVICE**

I, Stephen B. Gerald, do hereby certify that on February 8, 2018, a copy of the foregoing (i) **Tintarella LLC's Motion for Relief from the Automatic Stay and/or for Adequate Protection;** and (ii) **Motion to Shorten Notice and Objection Periods for, and to Schedule Expedited Hearing on, Tintarella LLC's Motion for Relief from the Automatic Stay Pursuant to 11 U.S.C. § 362 and/or for Adequate Protection** was served on the parties on the attached service list by first-class mail or in the manner indicated.

> /s/ Stephen B. Gerald Stephen B. Gerald (No. 5857)

ASHFORD - SCHAEL LLC ATTN COURTNEY A. SCHAEL, ESQ. 100 QUIMBY STREET, SUITE 1 WESTFIELD, NJ 07090

BAKER & ASSOCIATES ATTN MARK E BAKER 5900 CANGOA AVENUE, SUITE 330 WOODLAND HILLS, CA 91367

BERGER SINGERMAN LLP ATTN CHARLES H LICHTMAN, ESQ GAVIN C GAUKROGER, ESQ 350 E LAS OLAS BLVD, 10TH FL FORT LAUDERDALE, FL 33301

BUECHLER & GARBER, LLC ATTN AARON A. GARBER 999 18TH STREET, SUITE 1230-S DENVER, CO 80202

CONNOLLY & LOFSTEDT, P.C. ATTN TOM H. CONNOLLY, ESQ. 950 SPRUCE ST., STE. 1C LOUISVILLE, CO 80027

DEPARTMENT OF THE TREASURY ATTN V. HAYES (EMPLOYEE NO. 1000315823) INTERNAL REVENUE SERVICE 7850 SW 6TH CT PLANTATION, FL 33324

DLA PIPER LLP ATTN STUART M. BROWN 1201 NORTH MARKET STREET SUITE 2100 WILMINGTON, DE 19801 ASSISTANT ATTORNEY GENERAL ATTN AARON W LEVIN CORPORATE OVERSIGHT DIVISION PO BOX 30755 LANSING, MI 48909

BERGER SINGERMAN LLP ATTN PAUL STEVEN SINGERMAN, ESQ ISSAC M MARCUSHAMER, ESQ 1450 BRICKELL AVE STE 1900 MIAMI, FL 33131

BUCHALTER ATTN WILLIAM S BRODY PAUL S ARROW 1000 WILSHIRE BLVD, STE 1500 LOS ANGELES, CA 90017

CALIFORNIA DEPT OF BUSINESS OVERSIGHT ATTN KENNY V NGUYEN SENIOR COUNSEL 1515 K STREET, STE 200 SACARAMENTO, CA 95814

CONNOLLY GALLAGHER LLP ATTN KAREN C. BIFFERATO, ESQ. KELLY M. CONLAN, ESQ. 1000 WEST STREET, SUITE 1400 WILMINGTON, DE 19801

DEPARTMENT OF THE TREASURY 1500 PENNSYLVANIA AVENUE, NW WASHINGTON, DC 20220

DLA PIPER LLP ATTN ERIC D. GOLDBERG, ESQ. 2000 AVENUE OF THE STARS SUITE 400 NORTH TOWER LOS ANGELES, CA 90067 DLA PIPER LLP ATTN RYAN D. O'QUINN 200 SOUTH BISCAYNE BOULEVARD SOUTH 2500 MIAMI, FL 33131

DRINKER BIDDLE & REATH LLP ATTN JAMES H MILLAR, ESQ MICHAEL P. POMPEO, ESQ. 1177 AVENUE OF THE AMERICAS 41ST FL NEW YORK, NY 10036 **Overnight Mail** 

FELDERSTEIN FITZGERALD WILLOUGHBY & PASCUZZI LLP 400 CAPITOL MALL, SUITE 1750 SACRAMENTO, CA 95814

GIBSON, DUNN, & CRUTCHER, LLP ATTN MATTHEW P. PORCELLI J. ERIC WISE MATTHEW K. KELSEY 200 PARK AVE NEW YORK, NY 10166 **Overnight Mail** 

HANKEY INVESTMENT COMPANY ATTN W. SCOTT DOBBINS 4751 WILSHIRE BLVD, STE 110 LOS ANGELES, CA 90010 **Overnight Mail** 

HOLLAND & HART LLP ATTN RISA LYNN WOLF-SMITH 555 SEVENTEENTH STREET SUITE 3200 PO BOX 8749 DENVER, CO 80201 DRINKER BIDDLE & REATH LLP ATTN STEVEN K KORTANEK, ESQ PATRICK A JACKSON, ESQ JOSEPH N ARGENTINA, JR, ESQ 222 DELAWARE AVE, STE 1410 WILMINGTON, DE 19801 Hand Deliver

DRINKER BIDDLE & REATH LLP ATTN TIMOTHY R CASEY, ESQ 191 N WACKER DR, STE 3700 CHICAGO, IL 60606 **Overnight Mail** 

G3 GROUP LA, INC. 2500 TOWNSGATE ROAD, SUITE F WESTLAKE VILLAGE, CA 91361

GIBSON, DUNN, & CRUTCHER, LLP ATTN OSCAR GARZA DANIEL B. DENNY 333 S GRAND AVE LOS ANGELES, CA 90071 **Overnight Mail** 

HINDS & SHANKMAN, LLP ATTN JAMES ANDREW HINDS, JR 21257 HAWTHORNE BLVD., 2ND FLOOR TORRANCE, CA 90503

INTERNAL REVENUE SERVICE CENTRALIZED INSOLVENCY OPERATION PO BOX 7346 PHILADELPHIA, PA 19101 JOHN J. O'NEILL 4600 HWY AIA # 2111 VERO BEACH, FL 32693

JONES WALDO HOLBROOK & MCDONOUGH PC ATTN BLAKE D MILLER 170 S MAIN ST STE 1500 SALT LAKE CITY, UT 84101

KREKELER STROTHER S.C. ATTN JENNIFER M. SCHANK 2901 W. BELTLINE HIGHWAY, SUITE 301 MADISON, WI 53713

LAFLEUR LAW FIRM ATTN NINA M. LAFLEUR POST OFFICE BOX 840158 ST. AUGUSTINE, FL 32080

LAW OFFICES OF RONALD RICHARDS & ASSOCIATES, A.P.C ATTN RONALD RICHARDS P.O. BOX 11480 BEVERLY HILLS, CA 90213

MARGOLIS EDELSTEIN ATTN JAMES E. HUGGETT, ESQUIRE 300 DELAWARE AVENUE SUITE 800 WILMINGTON, DE 19801

MILTON BENDER 1690 DUCK CREEK RD IONE, CA 95640 JONES WALDO HOLBROOK & MCDONOUGH PC ATTN JEFFREY W SHIELDS 170 S MAIN ST STE 1500 SALT LAKE CITY, UT 84101

JONES WALDO HOLBROOK & MCDONOUGH PC ATTN PAUL R SMITH 170 S MAIN ST, STE 1500 SALT LAKE CITY,UT 84101

KUTAK ROCK LLP ATTN PETER J BARRETT, ESQ 901 E BYRD ST, STE 1000 RICHMOND, VA 23219

LAW OFFICE OF CURTIS A HEHN ATTN CURTIS A HEHN 1007 N ORANGE ST 4TH FL WILMINGTON, DE 19801

LOIZIDES, P.A. ATTN CHRISTOPHER D. LOIZIDES 1225 KING STREET SUITE 800 WILMINGTON, DE 19801

MCCARTER & ENGLISH LLP ATTN KATE ROGGIO BUCK, ESQ. RENAISSANCE CENTRE 405 N. KING ST., 8TH FLR. WILMINGTON, DE 19801

MUFFET FOY CUDDY 25A PASEO NOPAL SANTE FE, NM 87507 OFFICE OF THE ATTORNEY GENERAL ATTN MATTHEW A SILVERMAN ARIZONA ASSISTANT ATTORNEY GENERAL 2005 N CENTRAL AVE PHOENIX, AZ 85004

PACHULSKI STANG ZIEHL & JONES ATTN JAMES I. STANG RICHARD M. PACHULSKI JEFFREY N. POMERANTZ 10100 SANTA MONICA BOULEVARD 13TH FLOOR LOS ANGELES, CA 90067 **Overnight Mail** 

PRYOR CASHMAN LLP ATTN SETH H. LIEBERMAN, ESQ RICHARD LEVY, JR., ESQ 7 TIMES SQUARE NEW YORK, NY 10036

RONALD E. MYRICK SR. 9332 AVIAN DR., APT. 201 FORT MEYERS, FL 33913

SECRETARY OF TREASURY 820 SILVER LAKE BOULEVARD SUITE 100 DOVER, DE 19904

SHUTTS & BOWEN LLP ATTN RYAN C. REINERT, ESQ. 4301 W. BOY SCOUT BLVD SUITE 300 TAMPA, FL 33607 OFFICE OF THE UNITED STATES TRUSTEE ATTN JANE M. LEAMY TIMOTHY J. FOX, JR REGION 3 844 KING STREET, SUITE 2207 LOCKBOX 35 WILMINGTON, DE 19801 Hand Deliver

PACHULSKI STANG ZIEHL & JONES LLP ATTN BRADFORD J SANDLER COLIN R. ROBINSON 919 N. MARKET STREET 17TH FLOOR WILMINGTON, DE 19801 Hand Deliver

RICHARDS LAYTON & FINGER PA ATTN JOHN H KNIGHT CHRISTOPHER M DELILLO ONE RODNEY SQUARE 920 NORTH KING ST WILMINGTON, DE 19801 Hand Deliver

SCOTTHULSE, PC ATTN JAMES M. FEUILLE 201 E. MAIN DRIVE, SUITE 1100 PO BOX 99123 EL PASO, TX 79901

SECURITIES EXCHANGE COMMISSION ATTN SECRETARY OF THE TREASURY 100 F STREET, NE WASHINGTON, DC 20549

SIERRA CONSTELLATION PARTNERS, LLC ATTN LAWRENCE "LARRY" PERKINS 400 S HOPE ST, STE 1050 LOS ANGELES, CA 90071 SIERRA CONSTELLATION PARTNERS, LLC ATTN LISSA WEISSMAN 400 S HOPE ST, STE 1050 LOS ANGELES, CA 90071

SIERRA CONSTELLATION PARTNERS, LLC ATTN JOHN FARRACE 400 S HOPE ST, STE 1050 LOS ANGELES, CA 90071

STOEL RIVES LLP ATTN DAVID L MORTENSEN, ESQ 201 S MAIN ST STE 1100 SALT LAKE CITY, UT 84111

SULMEYERKUPETZ ATTN ALAN G TIPPIE A PROFESSIONAL CORPORATION 333 S HOPE ST 35TH FL LOS ANGELES, CA 90071

THE SARACHEK LAW FIRM ATTN JOSEPH E SARACHEK, ESQ 101 PARK AVENUE 27TH FLOOR NEW YORK, NY 10178

U.S. SECURITIES AND EXCHANGE COMMISSION ATTN NEAL JACOBSON NEW YORK REGIONAL OFFICE BROOKFIELD PLACE 200 VESEY STREET, SUITE 400 NEW YORK, NY 10281 SIERRA CONSTELLATION PARTNERS, LLC ATTN REECE FULGHAM 400 S HOPE ST, STE 1050 LOS ANGELES, CA 90071

SIERRA CONSTELLATION PARTNERS, LLC ATTN MILES STAGLIK ROBERT SHENFELD 400 S HOPE ST, STE 1050 LOS ANGELES, CA 90071

SULLIVAN HAZELTINE ALLINSON LLC ATTN WILLIAM D SULLIVAN WILLIAM A HAZELTINE ELIHU E ALLINSON, III 901 N MARKET ST STE 1300 WILMINGTON, DE 19801

THE INFURNA LAW FIRM, P.A. ATTN JUSTIN R. INFURNA ESQ 121 SOUTH ORANGE AVE SUITE 1500 ORLANDO, FL 32801

U.S. SECURITIES AND EXCHANGE COMMISSION ATTN DAVID W. BADDLEY ATLANTA REGIONAL OFFICE 950 EAST PACES ROAD, N.E. SUITE 900 ATLANTA, GA 30326

U.S. SECURITIES AND EXCHANGE COMMISSION ATTN RUSSELL KOONIN CHRISTINE NESTOR MIAMI REGIONAL OFFICE 801 BRICKELL AVE SUITE 1800 MIAMI, FL 33131 UNITED STATES ATTORNEY'S OFFICE ATTN DAVID C. WEISS NEMOURS BUILDING 1007 ORANGE STREET SUITE 700 WILMINGTON, DE 19801

US SECURITIES & EXCHANGE COMMISSION ATTN ANDREW CALAMARI REGIONAL DIRECTOR NEW YORK REGIONAL OFFICE BROOKFIELD PLACE 200 VESEY ST, STE 400 NEW YORK, NY 10281

VENABLE LLP ATTN JEFFREY S SABIN, ESQ CAROL WEINER-LEVY, ESQ ROCKEFELLER CENTER 1270 AVENUE OF THE AMERICAS 24TH FL NEW YORK, NY 10020 **Overnight Mail** 

WESTLAKE FINANCIAL SERVICES ATTN PAUL KERWIN 4751 WILSHIRE BLVD, STE 110 LOS ANGELES, CA 90010

WILLIAM W. ERHART, ESQ 2961 CENTERVILLE ROAD, SUITE 350 WILMINGTON, DE 19808

WOODBRIDGE GROUP OF COMPANIES, LLC ATTN EUGENE RUBINSTEIN, ASSOC. COUNSEL 14140 VENTURA BLVD, #302 SHERMAN OAKS, CA 91423 UNITED STATES DEPARTMENT OF JUSTICE ATTN ANDREW D WARNER CIVIL DIVISION 1100 L ST NW WASHINGTON, DC 20530

US TREASURY 1500 PENNSYLVANIA AVE, NW WASHINGTON, DC 20220

VENABLE LLP ATTN ANDREW J CURRIE, ESQ JAMIE L EDMONSON, ESQ 750 E PRATT ST, STE 900 BALTIMORE, MD 21202 **Overnight Mail** 

WILK AUSLANDER LLP ATTN ELOY A. PERAL, ESQ. ERIC J. SNYDER, ESQ. 1515 BROADWAY 43RD FLOOR NEW YORK, NY 10036

WOMBLE BOND DICKINSON (US) LLP ATTN MARK DESGROSSEILLIERS ERICKA JOHNSON 222 DELAWARE AVE, STE 1501 WILMINGTON, DE 19801 Hand Deliver

WOODBRIDGE GROUP OF COMPANIES, LLC ATTN ROBERT REED, GENERAL COUNSEL 14226 VENTURA BLVD STE 100 SHERMAN OAKS, CA 91423 YOUNG, CONAWAY, STARGATT, & TAYLOR, LLP ATTN IAN J. BAMBRICK SEAN M. BEACH ALLISON S. MIELKE EDMON L. MORTON RODNEY SQUARE 1000 N KING ST WILMINGTON, DE 19801 Hand Deliver