

**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)

Ref. Docket No. 943

**DECLARATION OF BRADLEY D. SHARP IN SUPPORT OF DEBTORS' MOTION TO
SELL 1061 TWO CREEKS DRIVE, SNOWMASS VILLAGE, COLORADO PROPERTY**

I, Bradley D. Sharp, hereby declare under penalty of perjury, pursuant to section 1746 of title 28 of the United States Code, as follows:

1. I am President and CEO of Development Specialists, Inc. ("DSI"), located at 333 S. Grand Avenue Suite 4070, Los Angeles, California 90071, and the Chief Restructuring Officer of WGC Independent Manager LLC, a Delaware limited liability company ("WGC Independent Manager"), which is the sole manager of debtor Woodbridge Group of Companies, LLC, a Delaware limited liability company and an affiliate of each of the above-captioned debtors and debtors in possession (each, a "Debtor" and collectively, the "Debtors"). I submit this declaration (this "Declaration") in support of the *Debtors' Motion for Entry of an Order (i) Authorizing the Sale of 1061 Two Creeks Drive, Snowmass Village, Colorado Property Owned by the Debtors Free and Clear of Liens, Claims, Encumbrances, and Other Interests; (ii) Approving the Related Purchase Agreement; and (iii) Granting Related Relief* (the "Sale

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 such 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.

Motion”).² All facts set forth in this Declaration are based upon my personal knowledge of the Debtors’ operations, information learned from my review of relevant documents, and discussions with the Debtors’ professional advisors. I am authorized to submit this Declaration on behalf of the Debtors and, if called upon to testify, I could and would testify competently to the facts set forth herein.

2. Pursuant to the terms of the settlement approved by this Court on January 23, 2018 between the Debtors, the Official Committee of Unsecured Creditors, the Securities and Exchange Commission, the Ad Hoc Committee of Noteholders, and the Ad Hoc Committee of Unitholders (the “Settlement”), the Debtors’ board of managers was reconstituted as a three-person board consisting of Richard Nevins, Freddie Reiss, and Michael Goldberg (collectively, the “Board”) [D.I. 357-1]. On January 26, 2018, the Board approved my retention as the Debtors’ new Chief Restructuring Officer. On February 13, 2018, the Court entered an order approving my retention as Chief Restructuring Officer [D.I. 573].

3. I understand that the Land was purchased by the Seller as a vacant lot in December 2014 for a price of \$3,500,000. After first listing the Land in January 2015 as a vacant lot for sale with construction plans, the Debtors developed the Land by constructing a 6,300 square foot single family home and related residential Improvements on the 1.17 acre lot. In December 2016, prior to completion of these Improvements, the Debtors re-listed the Real Property as a single family home. Construction of the Improvements was completed in late 2017.

4. In consultation with the Debtors’ other advisors, I have determined that selling the Property now on an “as is” basis best maximizes the value of the Property. The Property has been listed on the multiple-listing service for sale as a single family home for more than 400

² Capitalized terms used but not defined herein shall have the meanings assigned to such terms in the Sale Motion.

days, and has been marketed through an open house and at least ten private showings since completion of construction. After marketing the Property for sale as a vacant lot for approximately two years and then for sale as a single family home for over a year, the Purchaser's all cash offer under the Purchase Agreement is the highest and otherwise best offer the Debtors have received. Moreover, I, in consultation with the Debtors other advisors, have determined that the sale price, which exceeds the Seller's purchase price by \$6,050,000, is reasonable in comparison to comparable properties in the market in which the Property is located. Accordingly, I have determined that selling the Property on an "as is" basis to the Purchaser is the best way to maximize value of the Property.

5. On February 13, 2018, the Purchaser signed the Purchase Agreement with an all cash offer of \$9,550,000. The Debtors believe that this purchase price provides significant value and, accordingly, countersigned the final Purchase Agreement on February 13, 2018. Under the Purchase Agreement, the Purchaser agreed to purchase the Property for \$9,550,000, with a \$500,000 initial cash deposit and the balance of \$9,050,000 to be paid in cash as a single down payment, with no financing contingencies.

6. To the best of my knowledge, (i) the Purchase Agreement was the product of good faith, arm's-length negotiations between the Purchaser and the Seller, (ii) the Purchaser is not related to or an affiliate of the Debtors or any of their insiders or former insiders, and (iii) no non-debtor affiliate or current or former officer, director, employee, managing member or affiliate of any of the Debtors (other than Seller) is a party to, or broker in connection with, the Sale, except as disclosed in the Sale Motion with respect to Laura Gee, the Seller's broker, who is currently employed by Sotheby's, but is a former employee of Woodbridge Realty of Colorado, LLC, which is controlled by Robert Shapiro.

Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge, information, and belief.

Dated: April 10, 2018

/s/ Bradley D. Sharp

Bradley D. Sharp
Chief Restructuring Officer
WGC Independent Manager, LLC