

ENTERED

December 30, 2021

Nathan Ochsner, Clerk

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION**

-----	§	
In re:	§	Chapter 11
	§	
ARBOR PLACE LIMITED PARTNERSHIP,	§	Case No. 20-35231 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No. N/A

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In re:	§	Chapter 11
	§	
CBL/IMPERIAL VALLEY GP, LLC,	§	Case No. 20-35234 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No. N/A

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In re:	§	Chapter 11
	§	
CBL/WESTMORELAND II, LLC,	§	Case No. 20-35240 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No. N/A

-----	§	
In re:	§	Chapter 11
	§	
CW JOINT VENTURE, LLC,	§	Case No. 20-35243 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No. N/A

-----	§	
In re:	§	Chapter 11
	§	
IMPERIAL VALLEY MALL GP, LLC,	§	Case No. 20-35246 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No. N/A

----- §

In re:	§	Chapter 11
KIRKWOOD MALL MEZZ LLC,	§	Case No. 20-35250 (DRJ)
Reorganized Debtor.	§	
Fed. Tax Id. No. N/A	§	
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In re:	§	Chapter 11
MAYFAIRE GP, LLC,	§	Case No. 20-35253 (DRJ)
Reorganized Debtor.	§	
Fed. Tax Id. No. N/A	§	
-----	§	
In re:	§	Chapter 11
MADISON JOINT VENTURE, LLC,	§	Case No. 20-35254 (DRJ)
Reorganized Debtor.	§	
Fed. Tax Id. No. N/A	§	
-----	§	
In re:	§	Chapter 11
MDN/LAREDO GP, LLC,	§	Case No. 20-35259 (DRJ)
Reorganized Debtor.	§	
Fed. Tax Id. No. N/A	§	
-----	§	
In re:	§	Chapter 11
MORTGAGE HOLDINGS, LLC,	§	Case No. 20-35261 (DRJ)
Reorganized Debtor.	§	
Fed. Tax Id. No. N/A	§	
-----	§	
In re:	§	Chapter 11
MULTI-GP HOLDINGS, LLC,	§	Case No. 20-35265 (DRJ)
Reorganized Debtor.	§	
Fed. Tax Id. No. N/A	§	

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In re:	§	Chapter 11
	§	
CBL/MONROEVILLE EXPANSION PARTNER, L.P.,	§	Case No. 20-35280 (DRJ)
	§	
Reorganized Debtor.	§	
	§	
Fed. Tax Id. No. N/A	§	
-----	§	
In re:	§	Chapter 11
	§	
CBL/MONROEVILLE I, LLC,	§	Case No. 20-35291 (DRJ)
	§	
Reorganized Debtor.	§	
	§	
Fed. Tax Id. No. N/A	§	
-----	§	
In re:	§	Chapter 11
	§	
CBL-840 GC, LLC,	§	Case No. 20-35317 (DRJ)
	§	
Reorganized Debtor.	§	
	§	
Fed. Tax Id. No. N/A	§	
-----	§	
In re:	§	Chapter 11
	§	
DAKOTA SQUARE MALL CMBS, LLC,	§	Case No. 20-35328 (DRJ)
	§	
Reorganized Debtor.	§	
	§	
Fed. Tax Id. No. N/A	§	
-----	§	
In re:	§	Chapter 11
	§	
FAYETTE PLAZA CMBS, LLC,	§	Case No. 20-35334 (DRJ)
	§	
Reorganized Debtor.	§	
	§	
Fed. Tax Id. No. N/A	§	
-----	§	

In re:	§	Chapter 11
	§	
GUNBARREL COMMONS, LLC,	§	Case No. 20-35338 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No.	§	
N/A	§	

In re:	§	Chapter 11
	§	
LAUREL PARK RETAIL PROPERTIES LLC,	§	Case No. 20-35363 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No.	§	
N/A	§	

In re:	§	Chapter 11
	§	
LHM-UTAH, LLC	§	Case No. 20-35370 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No.	§	
N/A	§	

In re:	§	Chapter 11
	§	
MONROEVILLE ANCHOR LIMITED PARTNERSHIP,	§	Case No. 20-35376 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No.	§	
N/A	§	

In re:	§	Chapter 11
	§	
OLD HICKORY MALL VENTURE II, LLC,	§	Case No. 20-35388 (DRJ)
	§	
Reorganized Debtor.	§	

Fed. Tax Id. No.	§	
N/A	§	

In re: § **Chapter 11**
§
PARKDALE ANCHOR M, LLC, § **Case No. 20-35389 (DRJ)**
§
Reorganized Debtor. §

Fed. Tax Id. No. N/A §
----- §

In re: § **Chapter 11**
§
PARKDALE CROSSING LIMITED § **Case No. 20-35390 (DRJ)**
PARTNERSHIP, §
§
Reorganized Debtor. §

Fed. Tax Id. No. N/A §
----- §

In re: § **Chapter 11**
§
SHOPPES AT ST. CLAIR CMBS, LLC, § **Case No. 20-35396 (DRJ)**
§
Reorganized Debtor. §

Fed. Tax Id. No. N/A §
----- §

In re: § **Chapter 11**
§
VOLUSIA SAC, LLC, § **Case No. 20-35397 (DRJ)**
§
Reorganized Debtor. §

Fed. Tax Id. No. N/A §
----- §

In re: § **Chapter 11**
§
VOLUSIA-OP PERIPHERAL, LLC, § **Case No. 20-35399 (DRJ)**
§
Reorganized Debtor. §

Fed. Tax Id. No. N/A §
----- §

In re:

**WESTGATE CROSSING LIMITED
PARTNERSHIP,**

Reorganized Debtor.

Fed. Tax Id. No. N/A

In re:

WI-LAND PARCELS, LLC,

Reorganized Debtor.

Fed. Tax Id. No. N/A

In re:

ST. CLAIR SQUARE GP I, LLC,

Reorganized Debtor.

Fed. Tax Id. No. N/A

In re:

TN-LAND PARCELS, LLC,

Reorganized Debtor.

Fed. Tax Id. No. N/A

In re:

TX-LAND PARCELS, LLC,

Reorganized Debtor.

Fed. Tax Id. No. N/A

Chapter 11

Case No. 20-35407 (DRJ)

Chapter 11

Case No. 20-35412 (DRJ)

Chapter 11

Case No. 20-35417 (DRJ)

Chapter 11

Case No. 20-35422 (DRJ)

Chapter 11

Case No. 20-35423 (DRJ)

SECOND FINAL DECREE AND ORDER CLOSING CERTAIN CASES

Upon consideration of the *Certification of Counsel Regarding Second Final Decree Closing Certain Cases*, dated December 24, 2021 (the “**Certification of Counsel**”),¹ filed by CBL & Associates Properties, Inc. and its debtor affiliates (collectively, the “**Reorganized Debtors**”), for entry of an order closing the Chapter 11 Cases of certain of the Reorganized Debtors, all as more fully set forth in the Certification of Counsel; and this Court having jurisdiction over this matter pursuant to 28 U.S.C. § 1334; and this matter being a core proceeding pursuant to 28 U.S.C. § 157(b); and venue being proper before this Court pursuant to 28 U.S.C. §§ 1408 and 1409; and it appearing that the relief requested is in accordance with the terms of the Confirmation Order; and after due deliberation and sufficient cause appearing therefor,

IT IS HEREBY ORDERED THAT:

1. Each of the Chapter 11 Cases listed on **Exhibit 1** attached hereto is hereby closed (the “**Closed Cases**”), effective as of the date hereof.
2. A docket entry shall be made in each of the Closed Cases reflecting entry of this Second Final Decree and Order.
3. The remaining Chapter 11 Cases that are not Closed Cases (the “**Open Cases**”) shall remain open pending entry of a final decree by this Court closing such cases. A list of the Open Cases is attached hereto as **Exhibit 2**.
4. Entry of this Second Final Decree and Order is without prejudice to (i) the rights of any Reorganized Debtor or other party in interest to seek to reopen any of the Closed Cases for cause pursuant to section 350(b) of the Bankruptcy Code and (ii) the rights of any Reorganized Debtor or other party in interest to dispute, object to, or resolve any Claim that was

¹ Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to such terms in the Certification of Counsel or Plan, as applicable.

filed against any of the Reorganized Debtors in the Chapter 11 Cases. Except as expressly set forth in the Code, nothing in this Second Final Decree and Order shall affect the substantive rights of any party in interest in the Closed Cases.

5. The Second Final Decree and Order is solely intended to facilitate the administration of the Closed Cases and to avoid the incurrence of U.S. Trustee fees with respect to the Closed Cases. The Second Final Decree and Order shall not have or be deemed to have any effect whatsoever upon the Open Cases or any order of this Court entered therein.

6. All pending and future matters relating to each of the Reorganized Debtors, including final fee applications and objections to Claims, if applicable, shall be administered and heard in the Open Cases.

7. No later than thirty (30) days after the date of entry of this Second Final Decree and Order, the Reorganized Debtors will file the appropriate report (the “**Report**”) and shall serve a copy of such Report on the U.S. Trustee.

8. Within fifteen (15) days after the filing of the Report, the Reorganized Debtors in the Closed Cases shall make a final payment of the appropriate fees due and payable under 28 U.S.C. § 1930(a)(6)(A) and (B) by remitting payment to the U.S. Trustee Payment Center, P.O. Box 6200-19, Portland, OR 97228-6200, and shall furnish evidence of such payment to the U.S. Trustee, 515 Rusk, Suite 3516, Houston, Texas. The payment shall reflect such Reorganized Debtors’ account numbers and shall be transmitted with the Report available from the U.S. Trustee. This Court shall retain jurisdiction to enforce payment of fees assessed under 28 U.S.C. § 1930(a)(6)(A) and (B).

9. Quarterly disbursements for the Open Cases shall be reported and quarterly fees shall be paid pending the entry of a final decree by this Court closing such Open Cases.

10. This Court shall retain jurisdiction to hear and determine all matters arising from or related to the implementation, interpretation, or enforcement of this Second Final Decree and Order.

Signed: December 30, 2021.



DAVID R. JONES
UNITED STATES BANKRUPTCY JUDGE

EXHIBIT 1**Closed Cases**

Name of Reorganized Debtor	Case Number
Arbor Place Limited Partnership	20-35231 (DRJ)
CBL/Imperial Valley GP, LLC	20-35234 (DRJ)
CBL/Westmoreland II, LLC	20-35240 (DRJ)
CW Joint Venture, LLC	20-35243 (DRJ)
Imperial Valley Mall GP, LLC	20-35246 (DRJ)
Kirkwood Mall Mezz LLC	20-35250 (DRJ)
Mayfaire GP, LLC	20-35253 (DRJ)
Madison Joint Venture, LLC	20-35254 (DRJ)
MDN/Laredo GP, LLC	20-35259 (DRJ)
Mortgage Holdings, LLC	20-35261 (DRJ)
Multi-GP Holdings, LLC	20-35265 (DRJ)
CBL/Monroeville Expansion Partner, L.P.	20-35280 (DRJ)
CBL/Monroeville I, LLC	20-35291 (DRJ)
CBL-840 GC, LLC	20-35317 (DRJ)
Dakota Square Mall CMBS, LLC	20-35328 (DRJ)
Fayette Plaza CMBS, LLC	20-35334 (DRJ)
Gunbarrel Commons, LLC	20-35338 (DRJ)
Laurel Park Retail Properties LLC	20-35363 (DRJ)
LHM-Utah, LLC	20-35370 (DRJ)
Monroeville Anchor Limited Partnership	20-35376 (DRJ)
Old Hickory Mall Venture II, LLC	20-35388 (DRJ)
Parkdale Anchor M, LLC	20-35389 (DRJ)
Parkdale Crossing Limited Partnership	20-35390 (DRJ)
Shoppes at St. Clair CMBS, LLC	20-35396 (DRJ)
Volusia SAC, LLC	20-35397 (DRJ)
Volusia-OP Peripheral, LLC	20-35399 (DRJ)
Westgate Crossing Limited Partnership	20-35407 (DRJ)
WI-Land Parcels, LLC	20-35412 (DRJ)
St. Clair Square GP I, LLC	20-35417 (DRJ)
TN-Land Parcels, LLC	20-35422 (DRJ)
TX-Land Parcels, LLC	20-35423 (DRJ)

EXHIBIT 2**Open Cases**

Name of Reorganized Debtor	Case Number
Brookfield Square Joint Venture	20-35272 (DRJ)
CBL & Associates Limited Partnership	20-35229 (DRJ)
CBL & Associates Management, Inc.	20-35230 (DRJ)
CBL Holdings I, Inc.	20-35227 (DRJ)
CBL Holdings II, Inc.	20-35228 (DRJ)
CBL HP Hotel Member, LLC	20-35275 (DRJ)
CBL RM-Waco, LLC	20-35232 (DRJ)
CBL SM-Brownsville, LLC	20-35233 (DRJ)
CBL/Cherryvale I, LLC	20-35282 (DRJ)
CBL/EastGate Mall, LLC	20-35287 (DRJ)
CBL/Fayette I, LLC	20-35288 (DRJ)
CBL/Fayette II, LLC	20-35295 (DRJ)
CBL/Madison I, LLC	20-35236 (DRJ)
CBL/Monroeville Partner, L.P.	20-35298 (DRJ)
CBL/Monroeville Expansion, L.P.	20-35289 (DRJ)
CBL/Monroeville, L.P.	20-35299 (DRJ)
CBL/Parkdale Mall GP, LLC	20-35305 (DRJ)
CBL/Parkdale, LLC	20-35306 (DRJ)
CBL/Richland G.P., LLC	20-35237 (DRJ)
CBL/Sunrise Commons, L.P.	20-35225 (DRJ)
CBL/Sunrise GP, LLC	20-35238 (DRJ)
CBL/Westmoreland I, LLC	20-35239 (DRJ)
CBL/Westmoreland, L.P.	20-35241 (DRJ)
CherryVale Mall, LLC	20-35242 (DRJ)
Coolsprings Crossing Limited Partnership	20-35322 (DRJ)
Cross Creek Anchor S, LP	20-35325 (DRJ)
Eastland Holding I, LLC	20-35343 (DRJ)
Eastland Mall, LLC	20-35347 (DRJ)
Fayette Middle Anchor, LLC	20-35350 (DRJ)
Frontier Mall Associates Limited Partnership	20-35244 (DRJ)
Hamilton Place Anchor S, LLC	20-35342 (DRJ)
Hammock Landing/West Melbourne, LLC	20-35344 (DRJ)
Hanes Mall Parcels, LLC	20-35346 (DRJ)
Harford Mall Business Trust	20-35349 (DRJ)
Henderson Square Limited Partnership	20-35351 (DRJ)
Hixson Mall, LLC	20-35245 (DRJ)
Imperial Valley Commons, L.P.	20-35357 (DRJ)
Imperial Valley Mall II, L.P.	20-35247 (DRJ)

Imperial Valley Mall, L.P.	20-35248 (DRJ)
Imperial Valley Peripheral L.P.	20-35358 (DRJ)
Jefferson Mall Company II, LLC	20-35359 (DRJ)
JG Gulf Coast Town Center LLC	20-35360 (DRJ)
JG Winston-Salem, LLC	20-35249 (DRJ)
Kirkwood Mall Acquisition LLC	20-35251 (DRJ)
Laurel Park Retail Holding LLC	20-35362 (DRJ)
Layton Hills Mall CMBS, LLC	20-35252 (DRJ)
Madison/East Towne, LLC	20-35256 (DRJ)
Madison/West Towne, LLC	20-35257 (DRJ)
Mall del Norte, LLC	20-35258 (DRJ)
Mayfaire Town Center, LP	20-35255 (DRJ)
Meridian Mall Limited Partnership	20-35373 (DRJ)
Mid Rivers Mall CMBS, LLC	20-35375 (DRJ)
North Charleston Joint Venture II, LLC	20-35379 (DRJ)
Northpark Mall/Joplin, LLC	20-35384 (DRJ)
Parkdale Mall Associates, L.P.	20-35391 (DRJ)
Parkdale Mall, LLC	20-35394 (DRJ)
Parkway Place Limited Partnership	20-35395 (DRJ)
Parkway Place SPE, LLC	20-35398 (DRJ)
Pearland Ground, LLC	20-35266 (DRJ)
Pearland Town Center GP, LLC	20-35264 (DRJ)
Pearland Town Center Limited Partnership	20-35260 (DRJ)
POM-College Station, LLC	20-35262 (DRJ)
South County Shoppingtown LLC	20-35400 (DRJ)
SouthPark Mall, LLC	20-35413 (DRJ)
St. Clair Square SPE, LLC	20-35421 (DRJ)
Stroud Mall, LLC	20-35405 (DRJ)
The Courtyard at Hickory Hollow Limited Partnership	20-35415 (DRJ)
The Landing at Arbor Place II, LLC	20-35418 (DRJ)
The Pavilion at Port Orange, LLC	20-35420 (DRJ)
Turtle Creek Limited Partnership	20-35263 (DRJ)
Valley View Mall SPE, LLC	20-35424 (DRJ)
WestGate Mall Limited Partnership	20-35411 (DRJ)
York Galleria Limited Partnership	20-35414 (DRJ)
Brookfield Square Anchor S, LLC	21-90014 (DRJ)