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**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND DIVISION**

In re:

THE ROMAN CATHOLIC BISHOP OF
OAKLAND, a California corporation sole,

Debtor.

Case No. 23-40523 WJL

Chapter 11

**DEBTOR'S FIFTH MOTION TO EXTEND
DEADLINE TO ASSUME OR REJECT
UNEXPIRED LEASES OF
NONRESIDENTIAL REAL PROPERTY
PURSUANT TO SECTION 365(d)(4) OF THE
BANKRUPTCY CODE**

Judge: Hon. William J. Lafferty

Date: April 1, 2025

Time: 10:30 a.m.

Place: United States Bankruptcy Court
1300 Clay Street
Courtroom 220
Oakland, CA 94612

1 The Roman Catholic Bishop of Oakland, a California corporation sole and the debtor and debtor
2 in possession (the “Debtor” or “RCBO”) in the above-captioned chapter 11 bankruptcy case (the “Chapter
3 11 Case” or the “Bankruptcy Case”), hereby files this motion (the “Motion”) pursuant to section 365(d)(4)
4 of title 11 of the United States Code (the “Bankruptcy Code”) and Rule 6006-1 of the Bankruptcy Local
5 Rules for the United States District Court for the Northern District of California (the “Local Rules”) for
6 entry of an order substantially in the form attached hereto as **Exhibit A** (the “Proposed Order”) further
7 extending the time for the Debtor to assume or reject the lease for the Debtor’s use of facilities and grounds
8 in Oakland owned by the Catholic Cathedral Corporation of the East Bay (“CCCEB”), which includes the
9 Cathedral of Christ the Light and the Debtor’s Chancery offices. This fifth request is made with the
10 written consent of the lessor, pursuant to 11 U.S.C. § 365(d)(4)(B)(ii).

11 This Motion is based on the Memorandum of Points and Authorities set forth herein, the notice of
12 hearing on the Motion, the *Declaration of Attila Bardos in Support of Debtor’s Fifth Motion to Extend*
13 *Deadline to Assume or Reject Unexpired Leases of Nonresidential Real Property Pursuant to Section*
14 *365(d)(4) of the Bankruptcy Code* (the “Bardos Declaration”) filed concurrently herewith and incorporated
15 herein by reference, the *Fourth Stipulation Regarding Motion to Extend Deadline to Assume or Reject*
16 *Unexpired Leases of Nonresidential Real Property Pursuant to Section 365(d)(4) of the Bankruptcy Code*
17 (the “CCCEB Stipulation”), and upon such oral and documentary evidence as may be presented at the
18 hearing on the Motion.

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I.

INTRODUCTION

The Debtor seeks to extend the time in which it may assume or reject the unexpired lease (the “Cathedral Lease”) for the Debtor’s use of the property on which the Cathedral of Christ the Light, Bishop Michael C. Barber’s residence, and the Debtor’s Chancery offices are located (the “Cathedral Property”). The Debtor has made significant progress toward a reorganization plan during this complex and difficult Chapter 11 Case. The Debtor’s objective in this Chapter 11 Case is to achieve confirmation of a plan of reorganization that will (a) ensure a fair and equitable outcome for survivors of sexual abuse, and (b) allow the Debtor to stabilize its finances, continue its mission to serve the needs of the faithful within the Diocese of Oakland, and continue to provide services to underserved people and groups in the East Bay.

The Debtor has made significant progress toward reorganization. After hard-fought negotiations with certain of its historical insurance carriers (the “Insurers”), the Debtor has filed a confirmable plan of reorganization with their support, which provides a fair and equitable outcome for survivors of sexual abuse. The Debtor is sharply focused on the plan confirmation process for the Debtor proposed plan of reorganization (the “Plan”), including ongoing efforts to achieve approval of its disclosure statement in support of the Plan (the “Disclosure Statement”). The Debtor continues to seek a consensual resolution of objections to the Plan raised by the Official Committee of Unsecured Creditors (the “Committee”), although it believes that approval of the Disclosure Statement and confirmation of the Plan are essential and in the best interests of the Debtor, the estate, and its creditors, even if a consensual resolution is not possible.

As stated in the Debtor’s prior motions to extend the deadline to assume or reject the Cathedral Lease, the Debtor believes that treatment of the Cathedral Lease should be addressed as a part of a chapter 11 plan. Indeed, the Debtor’s proposed Plan contemplates treatment of the Cathedral Lease and Cathedral Property. The Plan will not be confirmed prior to the current deadline, however, and indeed a further hearing on the Debtor’s Disclosure Statement is set for the same date as this Motion. A further extension of the deadline to assume or reject the Cathedral Lease is therefore needed while the Plan process is pending.

1 The Debtor therefore seeks a six-month extension of its current deadline to assume or reject the
2 Cathedral Lease, pursuant to section 365(d)(4) of the Bankruptcy Code (the “Lease Assumption
3 Deadline”). Pursuant to section 365(d)(4)(B)(ii), subsequent extensions beyond an initial 90-day
4 extension may be granted with the consent of the lessor. CCCEB, the lessor of the Cathedral Lease, has
5 granted consent in the CCCEB Stipulation. For the reasons set forth below, cause exists for this extension.

6 II.

7 JURISDICTION AND VENUE

8 This Court has jurisdiction to consider this matter pursuant to 28 U.S.C. §§ 157 and 1334. This
9 matter is a core proceeding pursuant to 28 U.S.C. § 157(b), the *Order Referring Bankruptcy Cases and*
10 *Proceedings to Bankruptcy Judges*, General Order No. 24 (N.D. Cal.), and Local Rule of Bankruptcy
11 Procedure for the Northern District of California 5011-1(a). Venue for this matter is proper in this district
12 pursuant to 28 U.S.C. §§ 1408 and 1409.

13 The legal basis for the relief requested herein is section 365(d)(4) of the Bankruptcy Code.

14 III.

15 BACKGROUND FACTS

16 A. General Background

17 On May 8, 2023 (the “Petition Date”), the Debtor filed a voluntary petition for chapter 11
18 bankruptcy relief under the Bankruptcy Code. The Debtor continues to operate its ministry and manage
19 its properties as a debtor in possession under sections 1107(a) and 1108 of the Bankruptcy Code. No
20 trustee has been appointed in this Chapter 11 Case.

21 On May 23, 2023, the U.S. Trustee appointed the Committee.

22 The Debtor is a corporation sole organized under the laws of the State of California. The Debtor
23 conducts its civil affairs under the laws of the State of California and the United States of America and in
24 accordance with the Code of Canon Law, the ecclesiastical law of the Roman Catholic Church. Additional
25 information regarding the Debtor, its mission, ministries, and operations, and the events and circumstances
26 preceding the Petition Date, is set forth in the *Declaration of Charles Moore, Managing Director of*
27 *Alvarez & Marsal North America, LLC, Proposed Restructuring Advisor to the Roman Catholic Bishop*
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1 of Oakland, in Support of Chapter 11 Petition and First Day Pleadings (the “First Day Declaration”)
2 [Docket No. 19], which is incorporated herein by reference.

3 **B. The Debtor’s Post-Petition Activities and Case Progress**

4 After the initial period of the Chapter 11 case and resolution of its first day motions, the Debtor’s
5 efforts focused on the bar date and claims process, pursuing insurance coverage for sexual abuse claims
6 through the Insurance Coverage Litigation, and mediation with the Committee and Insurers toward
7 negotiated consensual plan terms. Since the last extension of the Lease Assumption Deadline, the Debtor’s
8 focus in this Chapter 11 Case has been on mediation, filing its Plan and Disclosure Statement, addressing
9 the Committee’s scorched earth litigation tactics, and seeking approval of its Disclosure Statement toward
10 the goal of achieving confirmation of the Plan.

11 The Debtor has engaged in extensive mediation with both the Insurers and the Committee.
12 Following the conclusion of a virtual mediation session on November 6, and immediately prior to the
13 filing of its original plan, the Debtor and Insurers reached agreement on the terms of an insurance
14 assignment, the creation of the Survivors’ Trust (as defined in the Plan) and a “Litigation Option” for
15 Trust Claimants (as defined in the Plan) to pursue recovery under the pertinent insurance policies, all as
16 embodied in the Plan. This agreement was no small feat. The Debtor and Insurers have been adversaries
17 throughout this Chapter 11 Case on numerous important issues. The Debtor has not reached agreement
18 with the Committee on any Plan terms, although multiple aspects of the Plan align with the Committee’s
19 stated requests, and the Debtor continues to hope for a consensual resolution.

20 On November 8, 2024, the Debtor filed *Debtor’s Plan of Reorganization* [Docket No. 1444] (the
21 “Original Plan”) and accompanying *Disclosure Statement for the Debtor’s Plan of Reorganization*
22 [Docket No. 1445] (the “Original Disclosure Statement”). On November 13, 2024, the Debtor filed
23 *Motion for Order (I) Approving Disclosure Statement; and (II) Establishing Procedures for Plan*
24 *Solicitation, Notice, and Balloting* [Docket No. 1453] (the “Approval Motion”). The Committee objected
25 to approval of the Original Disclosure Statement on various bases, and has engaged in a barrage of
26 litigation tactics.

1 Notwithstanding the challenges posed by the Committee's actions, the Debtor has continued to
2 work toward addressing the Committee's concerns to the extent possible and putting forth a confirmable
3 plan of reorganization. To that end, the Debtor filed the amended Plan and the Disclosure Statement on
4 January 3, 2025, and subsequently filed its *Debtor's Second Amended Plan of Reorganization* [Docket
5 No. 1757] and *Second Amended Disclosure Statement for Debtor's Second Amended Plan of*
6 *Reorganization* [Docket No. 1763] (the "Second Amended Disclosure Statement"). The Court has held
7 multiple hearings on the Approval Motion and Disclosure Statement, and a further hearing is set for April
8 1, 2025, concurrently with the hearing on this Motion. The Debtor intends to file a further amended Plan
9 and Disclosure Statement on March 17, 2025, in advance of the continued hearing. The Debtor remains
10 confident that, upon approval of the Disclosure Statement, the Plan can be confirmed and is in the best
11 interest of all the Debtor's creditors and its estate.

12 **C. The Cathedral Lease**

13 As the Debtor has previously explained, the Cathedral Lease is for the Debtor's use of Cathedral
14 Property, consisting of facilities and grounds in Oakland owned by CCCEB, which includes the Cathedral
15 of Christ the Light and the Debtor's Chancery offices. Although the primary purpose of the lease is
16 nonresidential, the lease does include Bishop Barber's residence and other residential spaces used from
17 time to time by other priests of the Diocese. The Debtor is the lessee under the Cathedral Lease.

18 On August 15, 2023, the Debtor filed the *Debtor's Motion to Extend Deadline to Assume or Reject*
19 *Unexpired Leases of Nonresidential Real Property Pursuant to Section 365(d)(4) of the Bankruptcy Code*
20 [Docket No. 367], seeking an extension of time to assume or reject non-residential real property leases,
21 including the Cathedral Lease. At that time, the Lease Assumption Deadline was September 5, 2023, and
22 the Debtor sought an extension to December 4, 2023. There were no objections, and on September 1,
23 2023, the Court entered an order granting the motion [Docket No. 421] and extending the Lease
24 Assumption Deadline to December 4, 2023.

25 On November 28, 2023, the Debtor filed the *Debtor's Second Motion to Extend Deadline to*
26 *Assume or Reject Unexpired Leases of Nonresidential Real Property Pursuant to Section 365(d)(4) of the*
27 *Bankruptcy Code* [Docket No. 640], seeking a further extension of the Lease Assumption Deadline, up to
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1 and including April 2, 2024. There were no objections, and on December 18, 2023, the Court entered an
2 order granting the motion [Docket No. 703] (as corrected on February 15, 2024 [Docket No. 883]).

3 On March 6, 2024, the Debtor filed the *Debtor's Third Motion to Extend Deadline to Assume or*
4 *Reject Unexpired Leases of Nonresidential Real Property Pursuant to Section 365(d)(4) of the Bankruptcy*
5 *Code* [Docket No. 924], seeking a further extension of the Lease Assumption Deadline, up to and
6 including October 1, 2024. There were no objections, and on March 26, 2024, the Court entered an order
7 granting the motion [Docket No. 1011] (the "Third Extension Order").

8 On September 4, 2024, the Debtor filed the *Debtor's Fourth Motion to Extend Deadline to Assume*
9 *or Reject Unexpired Leases of Nonresidential Real Property Pursuant to Section 365(d)(4) of the*
10 *Bankruptcy Code* [Docket No. 1328], seeking a further extension of the Lease Assumption Deadline, up
11 to and including April 1, 2025. There were no objections, and on September 25, 2025, the Court entered
12 an order granting the motion [Docket No. 1345] (the "Fourth Extension Order").

13 Pursuant to section 365(d)(4) of the Bankruptcy Code and the Fourth Extension Order, the current
14 Lease Assumption Deadline is April 1, 2025. By the CCCEB Stipulation, the Debtor and CCCEB have
15 stipulated to an extension of the current Lease Assumption Deadline through and including October 1,
16 2025, subject to an order granting this Motion. If the Cathedral Lease is not assumed or rejected on or
17 prior to October 1, 2025, the Cathedral Lease would be deemed rejected unless the Debtor receives,
18 pursuant to section 365(d)(4)(B) of the Bankruptcy Code, a further extension of time within which it may
19 assume or reject the Cathedral Lease.

20 The Plan contemplates treatment of the Cathedral Property and Cathedral Lease. Pursuant to the
21 Plan, the Cathedral Lease will be rejected, in connection with a settlement whereby the Cathedral Property
22 is to be transferred to the Debtor in satisfaction of outstanding loan obligations owed by CCCEB to the
23 Debtor (the "CCCEB Settlement"). The CCCEB Settlement is further described in the Second Amended
24 Disclosure Statement.

25 CCCEB, as the lessor of the Cathedral Lease, has consented in writing to the extension requested
26 herein, as reflected in the CCCEB Stipulation.

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IV.

RELIEF REQUESTED

By this Motion, and pursuant to section 365(d)(4) of the Bankruptcy Code, the Debtor seeks to extend the current Lease Assumption Deadline by an additional six months, up to and including October 1, 2025.

V.

BASIS FOR RELIEF

A. The Court Has Broad Discretion to Extend the Lease Assumption Deadline

Section 365 of the Bankruptcy Code governs the Debtor's ability to assume, assume and assign, and reject unexpired leases and executory contracts. Section 365(d)(4)(A) of the Bankruptcy Code provides:

an unexpired lease of nonresidential real property under which the debtor is the lessee shall be deemed rejected, and the trustee shall immediately surrender that nonresidential real property to the lessor, if the trustee does not assume or reject the unexpired lease by the earlier of—

(i) the date that is 120 days after the date of the order for relief; or

(ii) the date of the entry of an order confirming a plan.

11 U.S.C. § 365(d)(4)(A). Section 365(d)(4)(B)(i) provides the “court may extend the period determined under subparagraph (A), prior to the expiration of the 120-day period, for 90 days on the motion of the trustee or lessor for cause.” 11 U.S.C. § 365(d)(4)(B). Section 365(d)(4)(B)(ii) authorizes further extensions with the consent of the lessor, specifically providing that: “if the court grants an extension under clause (i), the court may grant a subsequent extension only upon prior written consent of the lessor in each instance.” 11 U.S.C. § 365(d)(4)(B)(ii).

The term “cause,” as used in section 365(d)(4)(B), is not defined in the Bankruptcy Code, nor does the Bankruptcy Code establish formal criteria for evaluating a request for an extension of the Lease Assumption Deadline. Instead, bankruptcy courts have a “great deal of discretion...to weigh all relevant factors related to the requested extension.” *BC Brickyard Assocs. v. Ernst Home Ctr., Inc. (In re Ernst Home Ctr., Inc.)*, 221 B.R. 243, 253 (B.A.P. 9th Cir. 1998) (concur.); *see also Willamette Water Front*,

1 *Ltd. v. Victoria Station, Inc. (In re Victoria Station, Inc.)*, 88 B.R. 231 (9th Cir. BAP 1988), *aff'd* 875 F.2d
2 1380 (9th Cir. 1989)).

3 In determining whether cause exists for an extension of the Lease Assumption Deadline, courts
4 have considered various factors, including (1) whether the lessor continues to receive rental payments;
5 (2) whether the case is exceptionally complex and involves a large number of leases; (3) whether the leases
6 are the primary assets of the debtor; and (4) whether the property remains vacant thereby affecting
7 neighboring tenants. *See In re Victoria Station Inc.*, 88 B.R. at 236 and n.7 (holding “cause” existed where
8 the “case involved numerous and complicated leases, the debtor continued to occupy the space and all
9 post-petition lease obligations were satisfied”).¹

10 Some courts have considered a more expansive list of factors, including: (1) whether the lease is
11 the primary asset of debtor; (2) whether the landlord has a reversionary interest in the building built by
12 debtor on landlord’s land; (3) whether the debtor has had sufficient time to assess its financial situation
13 and the potential value of its assets in terms of formulating a plan; (4) whether the lessor continues to
14 receive the rent as required by the lease; (5) whether the lessor will be damaged beyond the compensation
15 available under the Bankruptcy Code due to debtor’s continued occupation of the leased premises;
16 (6) whether the case is exceptionally complex and involves a large number of leases; (7) whether the need
17 exists for a judicial determination of whether the lease is disguised as a security interest; (8) whether the
18 debtor has failed or is unable to formulate a plan when it has had sufficient time to do so; and (9) any other
19 factors bearing on whether the debtor has had a reasonable amount of time in which to decide whether to
20 assume or reject the lease. *See In re Ernst Home Ctr.*, 221 B.R. at 253 (concur.); *see also, e.g., In re Serv.*
21 *Merch. Co., Inc.*, 256 B.R. 744, 748 (Bankr. M.D. Tenn. 2000) (applying *In re Ernst Home Ctr.* factors
22 and granting debtors extension of time); *In re Henry Mayo Newhall Mem’l Hosp.*, 282 B.R. 444, 456
23 (B.A.P. 9th Cir. 2002) (noting determination of “extensions of time to assume or reject leases under
24 § 365(d)(4)” is a “factor-driven analysis”) (citing *In re Ernst Home Ctr.*, 221 B.R. at 253) (concur.).

25
26 ¹ Although section 365(d)(4) was extensively amended by the Bankruptcy Abuse and Prevention and
27 Consumer Protection Act of 2005, Pub. L. 109-8, 119 Stat. 23 (2005) (“BAPCPA”), the discretionary
28 factors considered to determine whether cause exists for an extension articulated in the pre-BAPCPA
cases cited above continue to be applied by Bankruptcy Courts. *See, e.g., In re Hawker Beechcraft, Inc.*,
483 B.R. 424, 429 and n.7 (Bankr. S.D.N.Y. 2012).

1 “[T]he list of enumerated factors was not meant to be exclusive nor should a Court be required to
2 consider particular factors that have no application to the request for extension at issue.” *In re Ernst Home*
3 *Ctr., Inc.*, 209 B.R. 974, 980–81 (Bankr. W.D. Wash. 1997). Ultimately, whether to grant an extension
4 of time rests within the sound discretion of the bankruptcy court. *Id.*

5 **B. Cause Exists to Further Extend the Lease Assumption Deadline with Respect to the**
6 **Cathedral Lease.**

7 An evaluation of the relevant factors identified above demonstrates cause for the requested
8 extension of the Lease Assumption Deadline. The Debtor requires additional time beyond the current
9 deadline so that treatment of the Cathedral Lease can be resolved through the Debtor’s Plan.

10 The Debtor has been working extensively with the Committee and Insurers to development the
11 terms of plan to emerge from chapter 11, including through the mediation. This led to agreement with the
12 Insurers on the terms of the assignment of insurance coverage reflected in the Plan. While the Debtor and
13 the Committee have not reached agreement on any specific terms of the Plan, much of the Plan reflects
14 what the Committee has requested, and the Debtor believes that the Plan is fair and equitable and should
15 be confirmed.

16 The Plan provides for resolution of issues related to the Cathedral Lease and Cathedral Property
17 through the CCCEB Settlement. Because the Disclosure Statement is set for hearing concurrently with
18 this Motion, and the Plan therefore will be confirmed until well after the current Lease Assumption
19 Deadline, a further extension of the currently Lease Assumption Deadline is necessary pending resolution
20 of the Disclosure Statement approval and Plan confirmation process.

21 Accordingly, cause exists to extend the Lease Assumption Deadline up to and including October
22 1, 2025.

23 *1. The Lessor Will Not Be Harmed by the Requested Extension and Has Consented*

24 Since the Petition Date, the Debtor has paid its post-petition expenses in the ordinary course of
25 business or as otherwise provided by court order, including for the Cathedral Lease. The Debtor is current
26 on all monetary obligations due and owing on the Cathedral Lease. The Debtor has the current financial
27 resources to continue to pay its bills as they come due and will continue to do so. The Debtor is committed
28

1 to remaining current with respect to all undisputed post-petition obligations under the Cathedral Lease in
2 compliance with section 365(d)(3) of the Bankruptcy Code. Moreover, forcing the Debtor to decide
3 prematurely whether to assume or reject the Cathedral Lease might prejudice the lessor if the lease were
4 rejected by operation of law. Consequently, granting the extension will not prejudice the Debtor's lessor.

5 As reflected in the CCCEB Stipulation, CCCEB expressly consents in writing to the requested
6 extension. As the lessor, CCCEB is the only non-debtor party directly affected by the relief requested.

7 2. The Debtor's Case Is Large and Complex

8 As the Debtor described in detail in the Second Amended Disclosure Statement, this Chapter 11
9 Case is very complex for a number of reasons, including without limitation the large number of creditors,
10 the complex issues of insurance coverage to be litigated in the pending Insurance Coverage Litigation,
11 and the nature of the Debtor itself.

12 The Debtor's Schedules list more than 570 creditors. Approximately 560 proofs of claim were
13 filed, including 421 claims asserting the Debtor is liable for damages relating to childhood sexual abuse.
14 Many of those claims are asserted to be of six-figure or seven-figure amounts, and many are listed as
15 having an unknown amount. The claims related to childhood sexual abuse present unique complexities
16 of confidentiality, valuation, procedure, and appropriate and equitable treatment of claims.

17 Adding to the complexity of this Chapter 11 Case is the covered litigation between the Debtor and
18 the Insurers (the "Insurance Coverage Litigation"). The Insurance Coverage Litigation has resulted in
19 significant assets becoming available to satisfy creditor claims through the assignment provisions of the
20 Plan.

21 Furthermore, the nature of the Debtor itself contributes to the complexity of the case. As described
22 in detail in the First Day Declaration, the Debtor is very different from typical chapter 11 corporate
23 debtors. The Debtor provides central services to churches serving 82 parishes and missions of the Diocese
24 of Oakland, and to the Non-Debtor Catholic Entities (as defined in the First Day Declaration). It must
25 adhere to Canon Law in addition to its civil law obligations. And it has a unique focus, including
26 celebration of the sacraments, provision of pastoral services, performance of works of mercy, and outreach
27 to and support of the faithful and the poor within the Diocese of Oakland.

1 While the Debtor has made significant good faith progress to move this Bankruptcy Case forward,
2 it has taken significant time to reach the current stage, where the Debtor is poised to seek approval of its
3 Disclosure Statement and move forward with Plan confirmation. The Debtor needs additional time to
4 allow for treatment of the Cathedral Lease and Cathedral Property through the Plan.

5 3. The Debtor Has Not Had Sufficient Time to Seek Confirmation of its Plan of
6 Reorganization

7 The Debtor has now filed a proposed Plan and seeks approval of its Disclosure Statement. As noted
8 above, however, following further mediation sessions held on February 25-26, 2025, the Debtor intends
9 to file a further amended Plan and Disclosure Statement on March 17, 2025. The Debtor therefore needs
10 additional time to seek approval of its Disclosure Statement and move forward with the Plan Confirmation
11 process. The future of the Cathedral Lease should be addressed as part of the Plan.

12 4. Not Granting the Extension Would Significantly Disrupt the Debtor's Operations

13 The deemed rejection of the Debtors' Cathedral Lease could adversely impact the Debtor's
14 ongoing restructuring efforts and greatly disrupt its operations. For example, the Cathedral Lease grants
15 the Debtor access to its central offices – the Chancery – and the most visible place of worship in the
16 Diocese of Oakland, the Cathedral of Christ the Light, where daily Mass is held and where many Catholic
17 faithful come to pray and to worship each day. The Debtor has proposed the CCCEB Settlement as part
18 of the Plan, whereby the Cathedral Property will be transferred to the Debtor, so that the Debtor can
19 continue to use the Cathedral Property uninterrupted. The Debtor is in no position at this stage of the case
20 to relocate the operations and activities that occur at this site.

21 ***

22 In sum, considering the Debtor's ongoing payment of its post-petition obligations under the
23 Cathedral Lease, the consent of the lessor, the size and complexity of this Chapter 11 Case, the time
24 needed to formulate a reorganization plan, and the adverse effects of not granting the extension for both
25 the Debtor and its lessors, cause exists for an extension of the Lease Assumption Deadline to October 1,
26 2025, to be granted under section 365(d)(4)(B)(ii) of the Bankruptcy Code.

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VI.

RESERVATION OF RIGHTS

Nothing contained in this Motion is intended to be or shall be construed as (i) an admission as to the validity of any claim against the Debtor, (ii) a waiver of the Debtor's or any appropriate party in interest's rights to dispute any claim, or (iii) an approval or assumption of any agreement, contract, program, policy, or lease under section 365 of the Bankruptcy Code.

Nothing contained in this Motion is intended to be or shall be construed as a waiver of any of the Debtor's rights under any applicable law, including, without limitation, the Code of Canon law, the First Amendment of the United States Constitution, the Constitution of the State of California, California Corporations Code §§ 10000-10015, the Religious Freedom Restoration Act of 1993 (42 U.S.C. §§ 2000bb-2000bb-4), the church autonomy doctrine, charitable trust law, California trust law, or the Debtor's rights under any insurance policies and to proceeds thereof, or the Debtor's rights to object to disclosure of information and contend certain assets discussed in this Motion are not property of the estate.

VII.

NOTICE

Notice of this Motion is being provided to the Core Service List pursuant to the Court's *Final Order Authorizing and Approving Special Noticing and Confidentiality Procedures* [Docket No. 292] (the "Noticing Order"), as well as CCCEB pursuant to Local Rule 6006-1. No further notice is required.

///

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VIII.

CONCLUSION

WHEREFORE, the Debtor requests the Court enter an order, substantially in the form of the Proposed Order, extending the Lease Assumption Deadline up to and including October 1, 2025, and granting related relief.

DATED: March 11, 2025

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UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA

OAKLAND DIVISION

In re:

THE ROMAN CATHOLIC BISHOP OF
OAKLAND, a California corporation sole,

Debtor.

Case No. 23-40523 WJL

Chapter 11

**[PROPOSED] FIFTH ORDER EXTENDING
DEADLINE TO ASSUME OR REJECT
UNEXPIRED LEASES OF
NONRESIDENTIAL REAL PROPERTY
PURSUANT TO SECTION 365(d)(4) OF THE
BANKRUPTCY CODE**

Judge: Hon. William J. Lafferty

Date: April 1, 2025

Time: 10:30 a.m.

Place: United States Bankruptcy Court
1300 Clay Street
Courtroom 220
Oakland, CA 94612

1 Upon the *Debtor's Fifth Motion to Extend Deadline to Assume or Reject Unexpired Leases of*
2 *Nonresidential Real Property Pursuant to Section 365(d)(4) of the Bankruptcy Code*, dated March 11,
3 2025 [Docket No. ____] (the "Motion"),¹ filed by the Roman Catholic Bishop of Oakland, a California
4 corporation sole, and the debtor and debtor in possession (the "Debtor") in the above-captioned chapter
5 11 bankruptcy case (the "Chapter 11 Case"), for entry of an order pursuant to section 365(d)(4) of title 11
6 of the United States Code (the "Bankruptcy Code") and Rule 6006-1 of the Bankruptcy Local Rules for
7 the United States Bankruptcy Court for the Northern District of California further extending the time for
8 the Debtor to assume or reject unexpired leases of nonresidential real property; the lessor of the affected
9 real property having consented to the requested relief as reflected in the Stipulation between the Debtor
10 and Catholic Cathedral Corporation of the East Bay ("CCCEB") as lessor [Docket No. ____] (the "CCCEB
11 Stipulation"); the Court having reviewed and considered the Motion, the Bongiovanni Declaration in
12 support thereof, the CCCEB Stipulation, and all other filings in support of the Motion; the Court finding
13 it has jurisdiction over this matter, venue in this Court is proper, and notice of the Motion was reasonable
14 and sufficient under the circumstances; and the Court finding the relief requested in the Motion is in the
15 best interests of the Debtor, its creditors, and other parties in interest; and after due deliberation and good
16 cause appearing therefor,

17 **IT IS HEREBY ORDERED:**

- 18 1. The Motion is granted as set forth herein.
- 19 2. The time period within which the Debtor may assume or reject the lease for the Debtor's
20 use of facilities and grounds in Oakland owned by CCCEB is extended through and including October 1,
21 2025, in accordance with section 365(d)(4) of the Bankruptcy Code.
- 22 3. The extension of time granted herein is without prejudice to the Debtor's rights to seek
23 further extensions of its time to assume or reject any unexpired nonresidential real estate lease as provided
24 in section 365(d)(4) of the Bankruptcy Code.
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28 ¹ Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Motion.

1 4. Any and all of the Debtor's rights, claims, and defenses with respect to the characterization
2 of leases or agreements under Bankruptcy Code sections 365(d)(3) and 365(d)(4) or otherwise are
3 reserved.

4 5. This Court shall retain jurisdiction with respect to all matters arising from or related to the
5 implementation of or interpretation of this Order.

6 *** END OF ORDER ***
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COURT SERVICE LIST

All ECF Recipients.