

Fill in this information to identify the case:

Debtor 1 Fresh Acquisitions, LLC

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Northern District of Texas, Dallas Division

Case number 21-30721-11

E-Filed on 08/02/2021
Claim # 269

Official Form 410

Proof of Claim

04/19

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. **Who is the current creditor?** Coronado Center Station LLC
Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor _____

2. **Has this claim been acquired from someone else?** No
 Yes. From whom? _____

3. Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent?	Where should payments to the creditor be sent? (if different)
Name <u>Saul Ewing Arnstein & Lehr LLP Attn: Monique B. DiSabatino, Esq</u>	Name _____	Name _____
Number Street <u>1201 North Market Street Suite 2300</u>	Number Street _____	Number Street _____
City State ZIP Code <u>Wilmington DE 19801</u>	City State ZIP Code _____	City State ZIP Code _____
Contact phone <u>(302) 421-6806</u>	Contact phone _____	Contact phone _____
Contact email <u>monique.disabatino@saul.com</u>	Contact email _____	Contact email _____
Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____		

4. **Does this claim amend one already filed?** No
 Yes. Claim number on court claims registry (if known) _____ Filed on _____
MM / DD / YYYY

5. **Do you know if anyone else has filed a proof of claim for this claim?** No
 Yes. Who made the earlier filing? _____

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor? No
 Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____

7. How much is the claim? \$ 367,010.17. Does this amount include interest or other charges?
 No
 Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information.
Obligations under lease dated April 1, 1999, as amended.

9. Is all or part of the claim secured? No
 Yes. The claim is secured by a lien on property.
Nature of property:
 Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*.
 Motor vehicle
 Other. Describe: _____
Basis for perfection: _____
Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)
Value of property: \$ _____
Amount of the claim that is secured: \$ _____
Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)
Amount necessary to cure any default as of the date of the petition: \$ _____
Annual Interest Rate (when case was filed) _____ %
 Fixed
 Variable

10. Is this claim based on a lease? No
 Yes. Amount necessary to cure any default as of the date of the petition. \$ 192,653.40

11. Is this claim subject to a right of setoff? No
 Yes. Identify the property: _____

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

No

Yes. Check one:

Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Amount entitled to priority

\$ 0.00

Up to \$3,025* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ 0.00

Wages, salaries, or commissions (up to \$13,650*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ 0.00

Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ 0.00

Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ 0.00

Other. Specify subsection of 11 U.S.C. § 507(a)(2) that applies.

\$ 4,568.09

* Amounts are subject to adjustment on 4/01/22 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

I am the creditor.

I am the creditor's attorney or authorized agent.

I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 08/02/2021
MM / DD / YYYY

/s/ Monique B. DiSabatino, Esq.

Signature

Print the name of the person who is completing and signing this claim:

Name Monique B. DiSabatino
First name Middle name Last name

Title Attorney

Company Saul Ewing Arnstein & Lehr LLP
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address _____
Number Street

City State ZIP Code

Contact phone _____ Email _____

Attachment 1 - PECO - Buffets - Coronado - Proof of Claim - Compiled.pdf
Description -

Fill in this information to identify the case:

Debtor 1 Fresh Acquisitions, LLC

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Northern District of Texas

Case number 21-30721 (SGJ)

Official Form 410

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Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. **Who is the current creditor?** Coronado Center Station LLC
Name of the current creditor (the person or entity to be paid for this claim)
Other names the creditor used with the debtor _____

2. **Has this claim been acquired from someone else?** No
 Yes. From whom? _____

3. Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent? Saul Ewing Arnstein & Lehr LLP Attn: Monique Bair DiSabatino, Esq. Name <u>1201 North Market Street, Suite 2300</u> Number Street <u>Wilmington DE 19801</u> City State ZIP Code Contact phone <u>(302) 421-6806</u> Contact email <u>monique.disabatino@saul.com</u>	Where should payments to the creditor be sent? (if different) Name Number Street City State ZIP Code Contact phone _____ Contact email _____
	Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____	

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Obligations under lease dated April 1, 1999, as amended

9. Is all or part of the claim secured? No
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Nature of property:

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Motor vehicle

Other. Describe: _____

Basis for perfection: _____

Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

Value of property: \$ _____

Amount of the claim that is secured: \$ _____

Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)

Amount necessary to cure any default as of the date of the petition: \$ _____

Annual Interest Rate (when case was filed) _____ %

Fixed

Variable

10. Is this claim based on a lease? No
 Yes. Amount necessary to cure any default as of the date of the petition. \$ 192,653.40

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Wages, salaries, or commissions (up to \$13,650*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

Other. Specify subsection of 11 U.S.C. § 507(a)(2) that applies.

Amount entitled to priority

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ 4,568.09

* Amounts are subject to adjustment on 4/01/22 and every 3 years after that for cases begun on or after the date of adjustment.

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Check the appropriate box:

I am the creditor.

I am the creditor's attorney or authorized agent.

I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 08/02/2021
MM / DD / YYYY

/s/ Monique Bair DiSabatino, Esq.

Signature

Print the name of the person who is completing and signing this claim:

Name Monique Bair DiSabatino, Esq.
First name Middle name Last name

Title Attorney

Company Saul Ewing Arnstein & Lehr LLP
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 1201 North Market Street, Suite 2300
Number Street

Wilmington DE 19801
City State ZIP Code

Contact phone (302) 421-6806 Email monique.disabatino@saul.com

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

)		
In re:)	Chapter 11	
FRESH ACQUISITIONS, LLC,)	Case No. 21-30721 (SGJ)	
Debtor.)	(Jointly Administered)	
)		
)		

**CORONADO CENTER STATION LLC’S DESCRIPTION
OF CLAIM AGAINST DEBTOR FRESH ACQUISITIONS, LLC**

Coronado Center Station LLC (the “**Landlord**”) hereby describes its claim against Fresh Acquisitions, LLC (the “**Debtor**”) as follows:

BACKGROUND

1. On April 20, 2021 (the “**Petition Date**”), Fresh Acquisitions, LLC and fourteen affiliated companies (collectively, the “**Debtors**”) each filed voluntary petitions in the United States Bankruptcy Court for the Northern District of Texas (the “**Court**”), seeking relief under chapter 11 of title 11 of the United States Code (the “**Bankruptcy Code**”).
2. As of the Petition Date, the Landlord and the Debtor were parties to a certain lease dated April 1, 1999 (as may be amended from time to time, the “**Lease**”), pursuant to which the Debtor leased certain nonresidential real property located at 522 West Cordova Road, Sante Fe, New Mexico 87501 (the “**Premises**”).
3. Pursuant to the Lease, the Debtor is obligated to pay the Landlord for rental charges as well as other amounts set forth in the Lease.

4. The lease documents are voluminous and contain confidential and proprietary information. A copy of the lease documents is available by contacting the Landlord's counsel identified on the accompanying proof of claim.

5. On April 30, 2021 the *Debtors' Second Motion for Entry of an Order (I) Authorizing Rejection of Certain Leases, (II) Authorizing the Abandonment of Certain Property and (III) Granting Related Relief* [D.I. 97] (the "**Rejection Motion**") was filed with the Court, pursuant to which the Debtors sought authority to reject the lease, effective as of April 30, 2021 (the "**Rejection Date**"). An order granting the Rejection Motion was entered on May 27, 2021 [D.I. 202].

PRE-PETITION CLAIMS

6. As of the Petition Date, the Debtor owed the Landlord \$192,653.40.¹ This amount includes CAM, property tax, rent and/or related charges. See **Exhibit A** for an aging report itemizing the Landlord's pre-petition claims.

POST-PETITION CLAIMS

7. Between the Petition Date and the Rejection Date, the Debtor incurred obligations due to the Landlord under the Lease in the amount of \$4,568.09. This amount is comprised of CAM, tax, rent and/or related charges. See **Exhibit B** for an aging report itemizing the Landlord's post-petition claim.

¹ On April 12, 2021, the Debtor and the Landlord entered into a Rent Deferment Agreement pursuant to which the Landlord agreed to defer rent for the period April 2020 to April 2021 until August 2021, at which time the Deferred Rent (as defined therein) would be paid in installments. Notably, the agreement makes clear that it is contingent upon the Debtor opening its business and continuously operating (which did not occur). The agreement also provides that in the event of bankruptcy or insolvency, the agreement is null and void, and the Landlord may seek the full amount due under the lease as part of its rejection claim, plus any post-petition administrative expense claim. For these reasons, the Landlord has included all outstanding rent, including the Deferred Rent, in its claim.

REJECTION DAMAGES

8. In connection with the rejection of the Lease, the Landlord is entitled to a general unsecured claim for amounts due under the Lease for the remaining term of the Lease. See 11 U.S.C. §§ 365(g), 502(b)(6). The Landlord’s rejection claim totals \$164,788.68, as set forth below:

Coronado Center Station		
Rent	\$9,962.25 x 12 months	\$119,547.00
CAM	\$3,048.14 x 12 months	\$36,577.68
Property Tax	\$722.00 x 12 months	\$8,664.00
Total		\$164,788.68

ATTORNEYS’ FEES

9. The Landlord is also entitled to its reasonable attorneys’ fees and costs in connection with the enforcement of the obligations of the Debtor under the Lease. Accordingly, the Landlord asserts an unliquidated claim for the attorneys’ fees, which continue to accrue as of the date hereof. The Landlord estimates that the amount of its attorneys’ fees will be approximately \$5,000.00.

SUMMARY OF CLAIM

10. In summary, the Debtor owes the Landlord a total amount of **\$367,010.17**, itemized as follows:

Pre-Petition Claim	\$192,653.40
Post-Petition Claim	\$4,568.09
Rejection Damages	\$164,788.68
Attorneys’ Fees	\$5,000.00
Total Amount Owed	\$367,010.17

RESERVATION OF RIGHTS

11. The Landlord reserves the right to further amend its proof of claim for any reason. Specifically, and without limitation, Landlord reserves any and all rights to seek allowance or payment of any amounts under Sections 365(d)(3) and 503(b) of the Bankruptcy Code. To the extent that any additional expenses or damages are incurred relating to retaking possession of the Premises, the Landlord reserves the right to assert those claims as an amendment to the Landlord's proof of claim.

Exhibit A

Aging Report for Pre-Petition Amounts

**Tenant Ledger Detail Report
CORONADO CENTER STATION LLC
Furr's Family Dining (Pre-BK)**

Date	Bldgld	Leasld	Cat.	Description	Debit	Credit	Balance	Chk #
4/1/2019	010160	023504	CAM	AUTOCHRG @T4/30/2019	2,771.04		2,771.04	
4/1/2019	010160	023504	INS	AUTOCHRG @T4/30/2019	122.04		2,893.08	
4/1/2019	010160	023504	PTX	AUTOCHRG @T4/30/2019	722.00		3,615.08	
4/1/2019	010160	023504	RNT	AUTOCHRG @T4/30/2019	9,962.25		13,577.33	
4/4/2019	010160	023504	PMT	Receipt		-13,078.15	499.18	10288
5/1/2019	010160	023504	CAM	AUTOCHRG @T5/31/2019	2,771.04		3,270.22	
5/1/2019	010160	023504	INS	AUTOCHRG @T5/31/2019	122.04		3,392.26	
5/1/2019	010160	023504	PTX	AUTOCHRG @T5/31/2019	722.00		4,114.26	
5/1/2019	010160	023504	RNT	AUTOCHRG @T5/31/2019	9,962.25		14,076.51	
5/3/2019	010160	023504	PMT	Receipt		-13,966.95	109.56	010472
5/14/2019	010160	023504	LC	MAY LATE FEE	1,368.89		1,478.45	
6/1/2019	010160	023504	CAM	AUTOCHRG @T6/30/2019	2,771.04		4,249.49	
6/1/2019	010160	023504	INS	AUTOCHRG @T6/30/2019	122.04		4,371.53	
6/1/2019	010160	023504	PTX	AUTOCHRG @T6/30/2019	722.00		5,093.53	
6/1/2019	010160	023504	RNT	AUTOCHRG @T6/30/2019	9,962.25		15,055.78	
6/1/2019	010160	023504	MSC	CreditApply		-109.55	14,946.23	
6/4/2019	010160	023504	PMT	Receipt		-13,577.33	1,368.90	10605
6/20/2019	010160	023504	LC	LATE FEE	1,374.47		2,743.37	
7/1/2019	010160	023504	CAM	AUTOCHRG @T7/31/2019	2,771.04		5,514.41	
7/1/2019	010160	023504	INS	AUTOCHRG @T7/31/2019	122.04		5,636.45	
7/1/2019	010160	023504	PTX	AUTOCHRG @T7/31/2019	722.00		6,358.45	
7/1/2019	010160	023504	RNT	AUTOCHRG @T7/31/2019	9,962.25		16,320.70	
7/2/2019	010160	023504	PMT	Receipt		-13,577.33	2,743.37	0010769
8/1/2019	010160	023504	CAM	AUTOCHRG @T8/31/2019	2,771.04		5,514.41	
8/1/2019	010160	023504	INS	AUTOCHRG @T8/31/2019	122.04		5,636.45	
8/1/2019	010160	023504	PTX	AUTOCHRG @T8/31/2019	722.00		6,358.45	
8/1/2019	010160	023504	RNT	AUTOCHRG @T8/31/2019	9,962.25		16,320.70	
8/5/2019	010160	023504	PMT	Receipt		-13,577.33	2,743.37	0010921
8/21/2019	010160	023504	LC	LATE FEE	1,414.93		4,158.30	
9/1/2019	010160	023504	CAM	AUTOCHRG @T9/30/2019	2,771.04		6,929.34	
9/1/2019	010160	023504	INS	AUTOCHRG @T9/30/2019	122.04		7,051.38	
9/1/2019	010160	023504	PTX	AUTOCHRG @T9/30/2019	722.00		7,773.38	
9/1/2019	010160	023504	RNT	AUTOCHRG @T9/30/2019	9,962.25		17,735.63	
9/3/2019	010160	023504	PMT	Receipt		-13,577.33	4,158.30	0011065
10/1/2019	010160	023504	CAM	AUTOCHRG @T10/31/2019	2,771.04		6,929.34	
10/1/2019	010160	023504	INS	AUTOCHRG @T10/31/2019	122.04		7,051.38	
10/1/2019	010160	023504	PTX	AUTOCHRG @T10/31/2019	722.00		7,773.38	
10/1/2019	010160	023504	RNT	AUTOCHRG @T10/31/2019	9,962.25		17,735.63	
10/3/2019	010160	023504	PMT	Receipt		-13,577.33	4,158.30	0011219
10/21/2019	010160	023504	LC	LATE FEE	245.27		4,403.57	
11/1/2019	010160	023504	CAM	AUTOCHRG @T11/30/2019	2,771.04		7,174.61	
11/1/2019	010160	023504	INS	AUTOCHRG @T11/30/2019	122.04		7,296.65	
11/1/2019	010160	023504	PTX	AUTOCHRG @T11/30/2019	722.00		8,018.65	
11/1/2019	010160	023504	RNT	AUTOCHRG @T11/30/2019	9,962.25		17,980.90	
11/4/2019	010160	023504	PMT	Receipt		-13,577.33	4,403.57	0011357
12/1/2019	010160	023504	CAM	AUTOCHRG @T12/31/2019	2,771.04		7,174.61	
12/1/2019	010160	023504	INS	AUTOCHRG @T12/31/2019	122.04		7,296.65	
12/1/2019	010160	023504	PTX	AUTOCHRG @T12/31/2019	722.00		8,018.65	
12/1/2019	010160	023504	RNT	AUTOCHRG @T12/31/2019	9,962.25		17,980.90	
12/2/2019	010160	023504	PMT	Receipt		-13,577.33	4,403.57	0011514
1/1/2020	010160	023504	CAM	AUTOCHRG @T1/31/2020	2,771.04		7,174.61	
1/1/2020	010160	023504	INS	AUTOCHRG @T1/31/2020	122.04		7,296.65	
1/1/2020	010160	023504	PTX	AUTOCHRG @T1/31/2020	722.00		8,018.65	
1/1/2020	010160	023504	RNT	AUTOCHRG @T1/31/2020	9,962.25		17,980.90	
1/6/2020	010160	023504	PMT	Receipt		-13,577.33	4,403.57	0011658

1/21/2020	010160	023504	LC	Late Charge	267.95		4,671.52	
2/1/2020	010160	023504	CAM	AUTOCHRG @T2/29/2020	2,771.04		7,442.56	
2/1/2020	010160	023504	INS	AUTOCHRG @T2/29/2020	122.04		7,564.60	
2/1/2020	010160	023504	PTX	AUTOCHRG @T2/29/2020	722.00		8,286.60	
2/1/2020	010160	023504	RNT	AUTOCHRG @T2/29/2020	9,962.25		18,248.85	
2/14/2020	010160	023504	PMT	Receipt		-13,577.33	4,671.52	0011866
2/18/2020	010160	023504	LC	LATE FEE	338.24		5,009.76	
3/1/2020	010160	023504	CAM	AUTOCHRG @T3/31/2020	2,771.04		7,780.80	
3/1/2020	010160	023504	INS	AUTOCHRG @T3/31/2020	122.04		7,902.84	
3/1/2020	010160	023504	PTX	AUTOCHRG @T3/31/2020	722.00		8,624.84	
3/1/2020	010160	023504	RNT	AUTOCHRG @T3/31/2020	9,962.25		18,587.09	
3/5/2020	010160	023504	TXP	2019 Annual TXP Rec		-107.64	18,479.45	
3/5/2020	010160	023504	PMT	Receipt		-13,577.33	4,902.12	0011980
3/17/2020	010160	023504	LC	LATE FEE	344.47		5,246.59	
4/1/2020	010160	023504	CAM	AUTOCHRG @T4/30/2020	2,771.04		8,017.63	
4/1/2020	010160	023504	INS	AUTOCHRG @T4/30/2020	122.04		8,139.67	
4/1/2020	010160	023504	PTX	AUTOCHRG @T4/30/2020	722.00		8,861.67	
4/1/2020	010160	023504	RNT	AUTOCHRG @T4/30/2020	9,962.25		18,823.92	
4/7/2020	010160	023504	CAM	Remove Apr		-2,771.04	16,052.88	
4/7/2020	010160	023504	CAM	Correct Apr	2,893.08		18,945.96	
4/7/2020	010160	023504	INS	Remove Apr		-122.04	18,823.92	
5/1/2020	010160	023504	CAM	AUTOCHRG @T5/31/2020	2,893.08		21,717.00	
5/1/2020	010160	023504	PTX	AUTOCHRG @T5/31/2020	722.00		22,439.00	
5/1/2020	010160	023504	RNT	AUTOCHRG @T5/31/2020	9,962.25		32,401.25	
6/1/2020	010160	023504	CAM	AUTOCHRG @T6/30/2020	2,893.08		35,294.33	
6/1/2020	010160	023504	PTX	AUTOCHRG @T6/30/2020	722.00		36,016.33	
6/1/2020	010160	023504	RNT	AUTOCHRG @T6/30/2020	9,962.25		45,978.58	
6/18/2020	010160	023504	CMP	2019 Annual CMP Rec	1,159.87		47,138.45	
7/1/2020	010160	023504	CAM	AUTOCHRG @T7/31/2020	2,893.08		50,031.53	
7/1/2020	010160	023504	PTX	AUTOCHRG @T7/31/2020	722.00		50,753.53	
7/1/2020	010160	023504	RNT	AUTOCHRG @T7/31/2020	9,962.25		60,715.78	
7/21/2020	010160	023504	LCO	Late Fee	1,530.71		62,246.49	
8/1/2020	010160	023504	CAM	AUTOCHRG @T8/31/2020	2,893.08		65,139.57	
8/1/2020	010160	023504	PTX	AUTOCHRG @T8/31/2020	722.00		65,861.57	
8/1/2020	010160	023504	RNT	AUTOCHRG @T8/31/2020	9,962.25		75,823.82	
8/20/2020	010160	023504	LCO	LATE FEE	1,530.71		77,354.53	
9/1/2020	010160	023504	CAM	AUTOCHRG @T9/30/2020	2,893.08		80,247.61	
9/1/2020	010160	023504	PTX	AUTOCHRG @T9/30/2020	722.00		80,969.61	
9/1/2020	010160	023504	RNT	AUTOCHRG @T9/30/2020	9,962.25		90,931.86	
10/1/2020	010160	023504	CAM	AUTOCHRG @T10/31/2020	2,893.08		93,824.94	
10/1/2020	010160	023504	PTX	AUTOCHRG @T10/31/2020	722.00		94,546.94	
10/1/2020	010160	023504	RNT	AUTOCHRG @T10/31/2020	9,962.25		104,509.19	
11/1/2020	010160	023504	CAM	AUTOCHRG @T11/30/2020	2,893.08		107,402.27	
11/1/2020	010160	023504	PTX	AUTOCHRG @T11/30/2020	722.00		108,124.27	
11/1/2020	010160	023504	RNT	AUTOCHRG @T11/30/2020	9,962.25		118,086.52	
12/1/2020	010160	023504	CAM	AUTOCHRG @T12/31/2020	2,893.08		120,979.60	
12/1/2020	010160	023504	PTX	AUTOCHRG @T12/31/2020	722.00		121,701.60	
12/1/2020	010160	023504	RNT	AUTOCHRG @T12/31/2020	9,962.25		131,663.85	
1/1/2021	010160	023504	CAM	AUTOCHRG @T1/31/2021	3,048.14		134,711.99	
1/1/2021	010160	023504	PTX	AUTOCHRG @T1/31/2021	722.00		135,433.99	
1/1/2021	010160	023504	RNT	AUTOCHRG @T1/31/2021	9,962.25		145,396.24	
2/1/2021	010160	023504	CAM	AUTOCHRG @T2/28/2021	3,048.14		148,444.38	
2/1/2021	010160	023504	PTX	AUTOCHRG @T2/28/2021	722.00		149,166.38	
2/1/2021	010160	023504	RNT	AUTOCHRG @T2/28/2021	9,962.25		159,128.63	
2/11/2021	010160	023504	TXP	2020 Annual TXP Rec		-130.43	158,998.20	
3/1/2021	010160	023504	CAM	AUTOCHRG @T3/31/2021	3,048.14		162,046.34	
3/1/2021	010160	023504	PTX	AUTOCHRG @T3/31/2021	722.00		162,768.34	
3/1/2021	010160	023504	RNT	AUTOCHRG @T3/31/2021	9,962.25		172,730.59	
4/1/2021	010160	023504	CAM	April 1-20th	2,032.09		174,762.68	

4/1/2021	010160	023504	PTX	April 1-20th	481.33		175,244.02
4/1/2021	010160	023504	RNT	April 1-20th	6,641.50		181,885.52
5/27/2021	010160	023504	PTX	2021 Final Recs		-20.66	181,864.86
5/27/2021	010160	023504	CMP	2020 CMP Reconciliation	9,248.86		191,113.72
5/27/2021	010160	023504	CAM	2021 Final Recs		-90.03	191,023.69
5/28/2021	010160	023504	CWB	Final Water 1/30/21- 4/28/21	392.08		191,415.77
5/28/2021	010160	023504	CWB	Previous Balance	1,230.13		192,645.90
7/8/2021	010160	023504	CAM	adjust 2021 Final Rec	6.10		192,652.00
7/8/2021	010160	023504	PTX	adjust 2021 Final Rec	1.40		192,653.40

Exhibit B

Aging Report for Post-Petition Amounts

**Tenant Ledger Detail Report
CORONADO CENTER STATION LLC
Furr's Family Dining (Post-BK)**

Date	BldgId	LeasId	Cat.	Description	Debit	Credit	Balance	Chk #
5/27/2021	010160	028021	CAM	April 21-30	1,016.05		1,016.05	
5/27/2021	010160	028021	PTX	April 21-30	240.67		1,256.71	
5/27/2021	010160	028021	RNT	April 21-30	3,320.75		4,577.46	
5/27/2021	010160	028021	CAM	May 2021	3,048.14		7,625.60	
5/27/2021	010160	028021	PTX	May 2021	722.00		8,347.60	
5/27/2021	010160	028021	RNT	May 2021	9,962.25		18,309.85	
6/1/2021	010160	028021	CAM	AUTOCHRG @T6/30/2021	3,048.14		21,357.99	
6/1/2021	010160	028021	PTX	AUTOCHRG @T6/30/2021	722.00		22,079.99	
6/1/2021	010160	028021	RNT	AUTOCHRG @T6/30/2021	9,962.25		32,042.24	
6/15/2021	010160	028021	PTX	Remove 5/21-6/21 BK 4/30		-1,444.00	30,598.24	
6/15/2021	010160	028021	RNT	Remove 5/21-6/21 BK 4/30		-19,924.50	10,673.74	
6/15/2021	010160	028021	CAM	Remove 5/21-6/21 BK 4/30		-6,096.28	4,577.46	
7/8/2021	010160	028021	CAM	2021 Final Rec 04/21-04/30		-7.63	4,569.83	
7/8/2021	010160	028021	PTX	2021 Final Rec 04/21-04/30		-1.74	4,568.09	