| 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.

| F  | art 1: Identify the C  | laim   |  |
|----|--|--|--|
| 1. | Who is the current creditor?   | Coronado Center Station LLC  Name of the current creditor (the person or entity to be paid for this cl  Other names the creditor used with the debtor  |  |
| 2. | Has this claim been acquired from someone else?  | ☑ No<br>☐ Yes. From whom?  |  |
| 3. | Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g) | Saul Ewing Arnstein & Lehr LLP Attn: Monique B. DiSabatino, Esq Name  1201 North Market Street Suite 2300 Number Street  Wilmington DE 19801 City State ZIP Code  Contact phone (302) 421-6806  Contact email monique.disabatino@saul.com  Uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments identifier for electronic payments in chapter 13 (if you uniform claim identifier for electronic payments identifier for electron | Where should payments to the creditor be sent? (if different)  Name  Number Street  City State ZIP Code  Contact phone Contact email |
| 4. | Does this claim amend one already filed?   | <ul><li>✓ No</li><li>✓ Yes. Claim number on court claims registry (if known) _</li></ul>   | Filed on   |
| 5. | Do you know if anyone else has filed a proof of claim for this claim?  | ✓ No ☐ Yes. Who made the earlier filing?   |  |

| 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?  I 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?                   | 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:  |

| A claim may be partly priority and partly priority p         | 12. Is all or part of the claim                  | □ No   |  |                             |                     |                           |         |  |  |
|--|--|--|--|-----------------------------|---------------------|---------------------------|---------|--|--|
| priority and parity nonpriority. For example, in some categories, the law limits the amount entitled to priority.    Up to \$3.025* of deposits toward purchase, lease, or rental of property or services for leave limits the amount entitled to priority.    Up to \$3.025* of deposits toward purchase, lease, or rental of property or services for leave limits the amount entitled to priority.    Up to \$3.025* of deposits toward purchase, lease, or rental of property or services for leave limits the amount entitled to priority.    Up to \$3.025* of deposits toward purchase, lease, or rental of property or services for leave limits and the services of leave limits and     | entitled to priority under 11 U.S.C. § 507(a)?   | Yes. Check   | one:   |                             |                     | Amount entitled to pr     | riority |  |  |
| in some categories, the invalidation amount entitled to priority.    Up to \$3,025' of deposits toward purchase, lease, or rental of property or services for jersonal, family, or household use; 11 U.S.C, \$507(a)(5).   Wages, salaries, or commissions (up to \$13,650') earned within 180 days before the bankruptcy petition is filled or the debtor's business ends, whichever is carlier.   Taxes or penalties owed to governmental units; 11 U.S.C, \$507(a)(5).   Contributions to an employee benefit plan, 11 U.S.C, \$507(a)(5).   Contributions to an employee benefit plan, 11 U.S.C, \$507(a)(5).   Anounts 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   Check the appropriate box:   Iam the creditor   Ia   | priority and partly                              |  | \$   | 0.00                        |                     |                           |         |  |  |
| bankruptcy petition is filled or the debtor's business ends, whichever is earlier.  11 U.S.C. § 507(a)(4).  12 Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).  23 Other. Specify subsection of 11 U.S.C. § 507(a)(5).  24 Other. Specify subsection of 11 U.S.C. § 507(a)(2) that applies.  35 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.  45 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.  55 Check the appropriate box:  1 am the creditor.  1 am the creditor.  1 am the creditor's attorney or authorized agent.  1 am the creditor's attorney or authorized agent.  1 am the creditor's attorney or authorized agent.  1 am the creditor's authorized agent.  1 am the creditor's authorized agent.  1 am the creditor or other codebtor, or their authorized agent. Bankruptcy Rule 3004.  1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.  1 am the creditor agent the debtor credit for any payments received toward the debt.  1 am the unit of the claim, the creditor gave the debtor credit for any payments received toward the debt.  1 and or orrect.  2 Address  4 Address  4 Address  5 Address  6 Address  7 Address  8 Addres         | in some categories, the law limits the amount    |  | \$   | 0.00                        |                     |                           |         |  |  |
| Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(2). \$ 0.00  If 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.    Application   Check the appropriate box:   1 am the creditor.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3004.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am the creditor.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am the creditor.   1 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   1 am the creditor.        |  | bankrup  | tcy petition is filed or the debtor's business ends, whic      | in 180 days<br>hever is ear | before the<br>lier. | \$                        | 0.00    |  |  |
| Part 3: Sign Below  The person completing this proof of claim must sare subject to adjustment on 4/01/22 and every 3 years after that for cases begun on or after the date of adjustment.  Check the appropriate box:   I am the creditor: I am a quarantor, surely, endorser, or other codebtor. Benkruptcy Rule 3004.   I am a quarantor, surely, endorser, or other codebtor. Benkruptcy Rule 3005.   I am the creditor: I am a quarantor, surely, endorser, or other codebtor. Benkruptcy Rule 3005.   I am the creditor: I am a quarantor, surely, endorser, or other codebtor. Benkruptcy Rule 3005.   I am the creditor: Surely, endorser, or other codebtor. Benkruptcy Rule 3005.   I am the creditor: Surely, endorser, or other codebtor. Benkruptcy Rule 3005.   I am the creditor: Surely, endorser, or other codebtor. Benkruptcy Rule 3005.   I am the creditor: Surely, endorser, or other codebtor. Benkruptcy Rule 3005.   I am the creditor: Surely endorser, or other codebtor depends that the information is true amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.   I am the creditor: Surely endorser. I am the creditor: Surely endorser. I am a quarantor and have a reasonable belief that the information is true and correct.   I am the creditor: Surely endorser.   I am a quarantor endorser.          |  | ☐ Taxes o  | r penalties owed to governmental units. 11 U.S.C. § 50         | 07(a)(8).                   |                     | \$                        | 0.00    |  |  |
| * 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.  The person completing this proof of claim must sign and date it. FRBP 9011(b). I am the creditor. I am the creditor. I am the creditor stromey or authorized agent. I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3004. I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005. I understand that an authorized signature on this <i>Proof of Claim</i> 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 <i>Proof of Claim</i> 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  O8/02/2021  Executed on date |  | ☐ Contribu   | tions to an employee benefit plan. 11 U.S.C. § 507(a)          | (5).                        |                     | \$                        | 0.00    |  |  |
| The person completing this proof of claim must sign and date it. FRBP 9011(b).  If you flie this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature Is a manufacture of the debtor, or their authorized agent. Bankruptcy Rule 3004.    I am the creditor.   I am the creditor.   I am the creditor.   I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.    I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3005.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3004.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3004.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3004.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3004.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3004.   I am the creditor.   I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.   I am the creditor.   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 3004.   I am the creditor.   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 3004.   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 3004.   I am a guarantor, surety, endorser, or other codebtor.   I am the trustee, or the debtor, or other codebtor.   I am the trustee, or the debtor, or other codebtor.   I am the trustee, or the debtor.   I am the trustee, or the debtor.   I am the trustee, or          |  | Other. S   | pecify subsection of 11 U.S.C. § 507(a)(2) that applie         | es.                         |                     | \$4,56                    | 8.09    |  |  |
| The person completing this proof of claim must sign and date it.    Check the appropriate box:   I am the creditor.  |  | * Amounts a  | re subject to adjustment on 4/01/22 and every 3 years after th | nat for cases b             | egun on or afte     | r the date of adjustment. |         |  |  |
| The person completing this proof of claim must sign and date it.    Check the appropriate box:   I am the creditor.  |  |  |  |                             |                     |                           |         |  |  |
| 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.  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.  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.  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.  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.  A person who files a fraudulent claim could be information in this Proof of Claim and have a reasonable belief that the information is true and correct.  A person who files a fraudulent claim could be information in this Proof of Claim and have a reasonable belief that the information is true and correct.  A person who files a fraudulent claim could be information in this Proof of Claim and have a reasonable belief that the information is true and correct.  A person who files a fraudulent claim could be information in this Proof of Claim and have a reasonable belief that the information is true and correct.  A person who files a fraudulent claim could be information in this Proof of Claim and have a reasonable belief that the information is true and correct.  A person who files a fraudulent claim could be information in this Proof of Claim and have a reasonable belief that the information is true and correct.  A person who files a fraudulent claim could be information in this Proof of Claim and have a reasonable belief that the information is true and correct.  A person who files a fraudulent claim could be information in this Pr    | Part 3: Sign Below                               |  |  |                             |                     |                           |         |  |  |
| I am the creditor.   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 am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.   I understand that an authorized signature on this <i>Proof of Claim</i> 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 <i>Proof of Claim</i> 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   OB/02/2021   OB/02/20 |  | Check the appro  | priate box:  |                             |                     |                           |         |  |  |
| If you file this claim electronically, FRB5 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.  I declare under penalty of perjuny that the foregoing is true and correct.  Executed on date     Monique B. DiSabatino   | sign and date it.                                | _  |  |                             |                     |                           |         |  |  |
| electronically, FRBP 5005(a)(2) authorizes courts or 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.  I declare under penalty of perjury that the foregoing is true and correct.    declare under penalty of perjury that the foregoing is true and correct.   declare under penalty of perjury that the foregoing is true and correct.   Symmuture   | , ,  |  | •  |                             |                     |                           |         |  |  |
| Sous (a)(2) authorizes courts to establish local rules specifying what a signature is.  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.  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.  I declare under penalty of perjury that the foregoing is true and correct.  Executed on date 08/02/2021  Executed on date 08/02/2021    MM / DD / YYYY   |  | 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1                                       |  |                             |                     |                           |         |  |  |
| 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.  I declare under penalty of perjury that the foregoing is true and correct.  Executed on date  | 5005(a)(2) authorizes courts                     | ☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005. |  |                             |                     |                           |         |  |  |
| Inderstand that an authorized signature on this <i>Proof of Claim</i> 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 <i>Proof of Claim</i> 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.  I declare under penalty of perjury that the foregoing is true and correct.    Vs/ Monique B. DiSabatino, Esq.   Signature   |  |  |  |                             |                     |                           |         |  |  |
| I have examined the information in this Proof of Claim and have a reasonable belief that the information is true and correct.    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.    I declare under penalty of perjury that the foregoing is true and correct.    Executed on date   08/02/2021  | , , ,  |  |  |                             |                     |                           |         |  |  |
| Ideclare under penalty of perjury that the foregoing is true and correct.  | fraudulent claim could be fined up to \$500,000, |  |  |                             |                     |                           |         |  |  |
| Executed on date   08/02/2021  | years, or both.                                  | I declare under penalty of perjury that the foregoing is true and correct.     |  |                             |                     |                           |         |  |  |
| Print the name of the person who is completing and signing this claim:  Name   |  | Executive of date  |  |                             |                     |                           |         |  |  |
| Name  Monique B. DiSabatino First name Middle name Last name  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   |  | Signature  | ,  |                             |                     |                           |         |  |  |
| First name Middle name Last name  Attorney  Company Saul Ewing Arnstein & Lehr LLP Identify the corporate servicer as the company if the authorized agent is a servicer.  Address  Otity State ZIP Code  |  | Trint the name v   | or the person who is completing and signing this c             | iaiii.                      |                     |                           |         |  |  |
| 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   |  | Name   |  |                             | Last name           |                           |         |  |  |
| Address    Address   City   State   ZIP Code         |  | Title Attorney   |  |                             |                     |                           |         |  |  |
| Number Street  City State ZIP Code   |  |  |  |                             |                     |                           |         |  |  |
|  |  | Address  | Number Street  |                             |                     |                           |         |  |  |
|  |  |  | City   | State                       | ZIP Code            |                           |         |  |  |
|  |  | Contact phone  | ·<br>  | 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 number21-30721 (SGJ)  |  |  |  |  |  |  |  |

#### 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** Who is the current Coronado Center Station LLC creditor? Name of the current creditor (the person or entity to be paid for this claim) Other names the creditor used with the debtor Has this claim been ■ No acquired from ☐ Yes. From whom? someone else? 3. Where should notices Where should notices to the creditor be sent? Where should payments to the creditor be sent? (if and payments to the different) Saul Ewing Arnstein & Lehr LLP creditor be sent? Attn: Monique Bair DiSabatino, Esq. Federal Rule of Name Bankruptcy Procedure 1201 North Market Street, Suite 2300 (FRBP) 2002(g) Number Street Number Street 19801 Wilmington DE State ZIP Code City State ZIP Code (302) 421-6806 Contact phone Contact phone monique.disabatino@saul.com Contact email Contact email Uniform claim identifier for electronic payments in chapter 13 (if you use one): Does this claim amend ☑ No one already filed? ☐ Yes. Claim number on court claims registry (if known) \_\_\_ Filed on MM / DD / YYYY **⋈** No 5. Do you know if anyone else has filed a proof ☐ Yes. Who made the earlier filing? of claim for this claim?

| 6. | Do you have any number you use to identify the debtor? | <ul><li>No</li><li>☐ Yes. Last 4 digits of the debtor's account or any number</li></ul>   | you use to identify the debtor:   |
|----|--|---|---|
| 7. | How much is the claim?                                 | \$367,010.17 Does this amoun  | t include interest or other charges?  |
|    |  | ☐ Yes. Attach stacharges  | atement itemizing interest, fees, expenses, or other required by Bankruptcy Rule 3001(c)(2)(A).                   |
| 8. | What is the basis of the claim?                        | rmed, personal injury or wrongful death, or credit card. im required by Bankruptcy Rule 3001(c). s health care information.   |   |
|    |  | Obligations under lease dated April 1, 1  |   |
| 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 debter Attachment (Official Form 410-A) ☐ Motor vehicle ☐ Other. Describe: | tor's principal residence, file a <i>Mortgage Proof of Claim</i><br>with this <i>Proof of Claim</i> .             |
|    |  |   | show evidence of perfection of a security interest (for cing statement, or other document that shows the lien has |
|    |  | Value of property: \$<br>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  | e 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. \$\begin{aligned} \] \$\begin{aligned} \]   |
| 11 | . Is this claim subject to a right of setoff?          | <ul><li>☑ No</li><li>☑ Yes. Identify the property:</li></ul>  |   |

| The person completing this scale date lit.  TRAPS 901(10).  If you file this claim date lit.  TRAPS 901(10).  If you file this claim could be find up to \$300,000,000, migrisored for up to \$300,000,000,000,000,000,000,000,000,000   |   |   |                                   |                             |                 |                  |                     |  |  |  |
|--|---|---|-----------------------------------|-----------------------------|-----------------|------------------|---------------------|--|--|--|
| A claim may be parify priority and parity priority priority and parity priority priority and parity priority priority and parity priority                 | 12. Is all or part of the claim               | ☐ No  |                                   |                             |                 |                  |                     |  |  |  |
| priority and parily nonpromity. For example, in some categories, the law alms the amount entitled to priority.    Up to \$3,025" of deposits toward upen. 11 U.S.C. \$507(a)(7).   |   | Yes. Check  | Amount entitled to priority       |                             |                 |                  |                     |  |  |  |
| in some categories, the amount entitled to priority.    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).   Wages, salaries, or commissions (up to \$13,050*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier.   1 U.S.C. § 507(a)(8). \$   | priority and partly                           |   | \$                                |                             |                 |                  |                     |  |  |  |
| Wages, salaries, or commissions (up to \$13,650*) earned within 180 days before the bankruptcy patient is filled or the debtor's business ends, whichever is earlier.   Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).  | in some categories, the law limits the amount |   |                                   |                             | of property o   | r services for   | \$                  |  |  |  |
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| * 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.  * 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.  * 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.  * 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.  * 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.  * 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.  * Check the appropriate box:    I am the creditor:   I am the creditor:   I am the creditor:   I am the creditor a storney or authorized agent.   I am the creditor:   I am the creditor:   I am a guarantor, surely, endorser, or other codebtor. Bankruptcy Rule 3004.   I am a guarantor, surely, endorser, or other codebtor. Bankruptcy Rule 3005.   I am a guarantor, surely, 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 bave examined the information in 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 bave examined the information in 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 bave examined the information in 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 towa                 |   | ☐ Taxes or  | penalties owed to governme        | ental units. 11 U.S.C. §    | 507(a)(8).      |                  | \$                  |  |  |  |
| * 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.  * 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.  * 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.  * 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.  * 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.  * 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.  * Check the appropriate box:    I am the creditor.   I am the creditor.   I am the creditor.   I am the creditor.   I am a guarantor, surely, endorser, or other codebtor. Bankruptcy Rule 3004.   I am a guarantor, surely, 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** 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** 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** 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** serves as an acknowledgment that when calculating the amount of the cl                 |   | ☐ Contribu  | tions to an employee benefit      | nlan 11 IJ S C 8 507(a      | a)(5)           |                  | \$                  |  |  |  |
| * 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.  * 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.  * The person completing this proof of claim must sign and date it.  * FRRP 9011(b).  * If you file this claim electronically, FRRP 5005(a)(2) authorizes courts on setablish local rules specifying what a signature Is a me to 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.  * A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both.  * 30 **Monique** Bair**  * **Monique** Bair**  * **Disabatino**, Esq.**  * **Signature**  * Print the name of the person who is completing and signing this claim:  * Name**  * Monique**  * Bair**  * Disabatino**, Esq.**  * Signature**  * Print the name of the person who is completing and signing this claim:  * Name**  * Monique**  * Bair**  * Disabatino**, Esq.**  * Signature**  * Print the name of the person who is completing and signing this claim:  * Name**  * Monique**  * Bair**  * Disabatino**, Esq.**  * Signature**  * Address**  * 1201**  * North Market Street, Suite 2300**  * Number**  * Street**  * Wilmington**  * Disabatino**  * Disabatino*                |   |   |                                   |                             | , ,             |                  | \$ 4.568.09         |  |  |  |
| The person completing this proof of claim must sign and date it. FRBP 9011(D).  If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is ostablish local rules specifying what a signature file dup to 5500,00, imprisoned for up to 5 years, or both.  18 U.S.C. §§ 152, 157, and 33571.  Carried and the secure of the person who is completing and signing this claim:    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 33571.    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.    A monique Bair DiSabatino, Esq.  |   |   |                                   |                             |                 | begun on or afte | ,                   |  |  |  |
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| Tam a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005. To establish local rules specifying what a signature is.    A person who files a fraudulent claim could be fined up to \$50,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.   |   | ☐ I am the trus   |                                   |                             |                 |                  |                     |  |  |  |
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| Inderstand that an authorized signature on this <i>Proof of Claim</i> 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 <i>Proof of Claim</i> 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.  I declare under penalty of perjury that the foregoing is true and correct.  Executed on date  |   |   |                                   |                             |                 |                  |                     |  |  |  |
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| fined up to \$500,000, imprisoned for up to 5 years, or both.  18 U.S.C. §§ 152, 157, and 3571.    I declare under penalty of perjury that the foregoing is true and correct.   Executed on date   08/02/2021  |   | amount of the staint, the drouter gure the depter credit for any payments received toward the dept. |                                   |                             |                 |                  |                     |  |  |  |
| Ideclare under penalty of perjury that the foregoing is true and correct.    Executed on date   08/02/2021   | fined up to \$500,000,                        |   |                                   |                             |                 |                  |                     |  |  |  |
| Sk   Monique Bair DiSabatino, Esq.   Signature   |   | declare under penalty of perjury that the foregoing is true and correct.                            |                                   |                             |                 |                  |                     |  |  |  |
| /s/ Monique Bair DiSabatino, Esq.  Signature  Print the name of the person who is completing and signing this claim:  Name   |   | Executed on date  |                                   |                             |                 |                  |                     |  |  |  |
| Print the name of the person who is completing and signing this claim:  Name   |   |   | MM / DD / YYYY                    |                             |                 |                  |                     |  |  |  |
| Print the name of the person who is completing and signing this claim:  Name   |   | , , , , , ,   | - · - · · · ·                     | _                           |                 |                  |                     |  |  |  |
| Print the name of the person who is completing and signing this claim:  Name   |   | ·   | ue Bair DiSabatino,               | , Esq.                      |                 | -                |                     |  |  |  |
| Name  Monique First name Middle name Last name  Attorney  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  |   | Signature   |                                   |                             |                 |                  |                     |  |  |  |
| First name Middle name Last name  Attorney  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  (302) 421-6806  |   | Print the name of   | of the person who is compl        | eting and signing this      | claim:          |                  |                     |  |  |  |
| Attorney  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  (302) 421-6806  |   | Name  | Monique                           | Bair                        |                 | DiSabatir        | no, Esq.            |  |  |  |
| 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  (302) 421-6806  |   |   |                                   | Middle name                 |                 | Last name        |                     |  |  |  |
| 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  (302) 421-6806  |   | Title Attorney  |                                   |                             |                 |                  |                     |  |  |  |
| Address  1201 North Market Street, Suite 2300  Number Street  Wilmington DE 19801  City State ZIP Code  (302) 421-6806   |   | Company   | ein & Lehr LLP                    |                             |                 |                  |                     |  |  |  |
| Number Street  Wilmington DE 19801  City State ZIP Code  |   |   | Identify the corporate servicer   | as the company if the autho | orized agent is | s a servicer.    |                     |  |  |  |
| Wilmington         DE         19801           City         State         ZIP Code  |   | Address   |                                   | arket Street, Sui           | te 2300         |                  |                     |  |  |  |
| City State ZIP Code  |   |   |                                   |                             | DE              | 10001            |                     |  |  |  |
| (302) 421-6806   |   |   |                                   |                             |                 |                  |                     |  |  |  |
| Contact phone (302) 42 1-3000 Email Monique.disabatino@saui.com  |   | Contact phone   | (302) 421-6806                    |                             |                 |                  | 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. 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.

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                    | 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   |
| <b>Total Amount Owed</b> | \$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 | LeasId | Cat.        | Description Description      | Debit                                   | Credit                                  | Balance   | Chk#    |
|------------|--------|--------|-------------|------------------------------|---|---|-----------|---------|
| 4/1/2019   | 010160 | 023504 |             | AUTOCHRG @T4/30/2019         | 2,771.04                                | Credit                                  | 2,771.04  | Clik #  |
| 4/1/2019   | 010160 | 023504 |             | AUTOCHRG @T4/30/2019         | 122.04                                  |   | 2,893.08  |         |
| 4/1/2019   | 010160 | 023504 |             | 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                      | 9,902.23                                | -13,078.15                              | 499.18    | 10288   |
| 5/1/2019   | 010160 | 023504 |             | AUTOCHRG @T5/31/2019         | 2,771.04                                | -13,076.13                              | 3,270.22  | 10200   |
| 5/1/2019   | 010160 | 023504 |             | AUTOCHRG @T5/31/2019         | 122.04                                  |   | 3,392.26  |         |
| 5/1/2019   | 010160 | 023504 |             | 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                      | 9,902.23                                | -13,966.95                              | 109.56    | 010472  |
| 5/14/2019  | 010160 | 023504 | LC          | MAY LATE FEE                 | 1,368.89                                | -13,900.93                              | 1,478.45  | 010472  |
| 6/1/2019   | 010160 | 023504 |             | AUTOCHRG @T6/30/2019         | 2,771.04                                |   | 4,249.49  |         |
| 6/1/2019   | 010160 | 023504 |             | AUTOCHRG @T6/30/2019         | 122.04                                  |   | 4,371.53  |         |
| 6/1/2019   | 010160 | 023504 |             | AUTOCHRG @T6/30/2019         | 722.00                                  |   | 5,093.53  |         |
| 6/1/2019   | 010160 | 023504 |             | AUTOCHRG @T6/30/2019         | 9,962.25                                |   | 15,055.78 |         |
| 6/1/2019   | 010160 | 023504 | MSC         | CreditApply                  | 9,902.23                                | -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                                | -13,377.33                              | 2,743.37  | 10003   |
| 7/1/2019   | 010160 | 023504 |             | AUTOCHRG @T7/31/2019         | 2,771.04                                |   | 5,514.41  |         |
| 7/1/2019   | 010160 | 023504 |             | AUTOCHRG @17/31/2019         | 122.04                                  |   | 5,636.45  |         |
| 7/1/2019   | 010160 | 023504 |             |                              | 722.00                                  |   | 6,358.45  |         |
| 7/1/2019   | 010160 | 023504 |             | AUTOCHRG @T7/31/2019         | 9,962.25                                |   | 16,320.70 |         |
| 7/2/2019   | 010160 | 023504 | PMT         | AUTOCHRG @T7/31/2019 Receipt | 9,902.23                                | -13,577.33                              | 2,743.37  | 0010769 |
| 8/1/2019   | 010160 | 023504 |             | AUTOCHRG @T8/31/2019         | 2,771.04                                | -13,377.33                              | 5,514.41  | 0010709 |
| 8/1/2019   | 010160 | 023504 |             | 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                      | 9,902.20                                | -13,577.33                              | 2,743.37  | 0010921 |
| 8/21/2019  | 010160 | 023504 | LC          | LATE FEE                     | 1,414.93                                | -10,011.00                              | 4,158.30  | 0010321 |
| 9/1/2019   | 010160 | 023504 |             | AUTOCHRG @T9/30/2019         | 2,771.04                                |   | 6,929.34  |         |
| 9/1/2019   | 010160 | 023504 |             | AUTOCHRG @T9/30/2019         | 122.04                                  |   | 7,051.38  |         |
| 9/1/2019   | 010160 | 023504 |             | 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                      | 5,502.20                                | -13,577.33                              | 4,158.30  | 0011065 |
| 10/1/2019  | 010160 | 023504 |             | AUTOCHRG @T10/31/2019        | 2,771.04                                | -10,077.00                              | 6,929.34  | 0011000 |
| 10/1/2019  | 010160 | 023504 |             | AUTOCHRG @T10/31/2019        | 122.04                                  |   | 7,051.38  |         |
| 10/1/2019  | 010160 | 023504 |             | AUTOCHRG @T10/31/2019        | 722.00                                  |   | 7,773.38  |         |
| 10/1/2019  | 010160 | 023504 |             | AUTOCHRG @T10/31/2019        | 9,962.25                                |   | 17,735.63 |         |
| 10/3/2019  | 010160 | 023504 | PMT         | Receipt                      | 0,002.20                                | -13,577.33                              | 4,158.30  | 0011219 |
| 10/21/2019 | 010160 | 023504 | LC          | LATE FEE                     | 245.27                                  | 10,011100                               | 4,403.57  |         |
| 11/1/2019  | 010160 | 023504 | CAM         | AUTOCHRG @T11/30/2019        | 2,771.04                                |   | 7,174.61  |         |
| 11/1/2019  | 010160 | 023504 |             | 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 |             | 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 |             | 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 |             | Receipt                      | .,                                      | -13,577.33                              | 4,403.57  | 0011658 |
|            |        |        | · · · · · · | Т-                           | L                                       | ,                                       | .,        |         |

| 1/21/2020 | 010160 | 023504 | LC  | Late Charge           | 267.95   |            | 4,671.52   |         |
|-----------|--------|--------|-----|-----------------------|----------|------------|------------|---------|
| 2/1/2020  | 010160 | 023504 |     | 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               | 0,002.20 | -13,577.33 | 4,671.52   | 0011866 |
| 2/18/2020 | 010160 | 023504 | LC  | LATE FEE              | 338.24   | .0,000     | 5,009.76   |         |
| 3/1/2020  | 010160 | 023504 |     | AUTOCHRG @T3/31/2020  | 2,771.04 |            | 7,780.80   |         |
| 3/1/2020  | 010160 | 023504 |     | AUTOCHRG @T3/31/2020  | 122.04   |            | 7,902.84   |         |
| 3/1/2020  | 010160 | 023504 |     | AUTOCHRG @T3/31/2020  | 722.00   |            | 8,624.84   |         |
| 3/1/2020  | 010160 | 023504 |     | AUTOCHRG @T3/31/2020  | 9,962.25 |            | 18,587.09  |         |
| 3/5/2020  | 010160 | 023504 | TXP | 2019 Annual TXP Rec   | 0,0000   | -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 |     | 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 |     | AUTOCHRG @T4/30/2020  | 9,962.25 |            | 18,823.92  |         |
| 4/7/2020  | 010160 | 023504 |     | Remove Apr            | ,        | -2,771.04  | 16,052.88  |         |
| 4/7/2020  | 010160 | 023504 |     | Correct Apr           | 2,893.08 | , -        | 18,945.96  |         |
| 4/7/2020  | 010160 | 023504 |     | Remove Apr            | ,        | -122.04    | 18,823.92  |         |
| 5/1/2020  | 010160 | 023504 |     | AUTOCHRG @T5/31/2020  | 2,893.08 |            | 21,717.00  |         |
| 5/1/2020  | 010160 | 023504 |     | AUTOCHRG @T5/31/2020  | 722.00   |            | 22,439.00  |         |
| 5/1/2020  | 010160 | 023504 |     | AUTOCHRG @T5/31/2020  | 9,962.25 |            | 32,401.25  |         |
| 6/1/2020  | 010160 | 023504 |     | AUTOCHRG @T6/30/2020  | 2,893.08 |            | 35,294.33  |         |
| 6/1/2020  | 010160 | 023504 |     | AUTOCHRG @T6/30/2020  | 722.00   |            | 36,016.33  |         |
| 6/1/2020  | 010160 | 023504 |     | AUTOCHRG @T6/30/2020  | 9,962.25 |            | 45,978.58  |         |
| 6/18/2020 | 010160 | 023504 |     | 2019 Annual CMP Rec   | 1,159.87 |            | 47,138.45  |         |
| 7/1/2020  | 010160 | 023504 |     | AUTOCHRG @T7/31/2020  | 2,893.08 |            | 50,031.53  |         |
| 7/1/2020  | 010160 | 023504 |     | 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 |     | AUTOCHRG @T8/31/2020  | 722.00   |            | 65,861.57  |         |
| 8/1/2020  | 010160 | 023504 |     | 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 |     | AUTOCHRG @T11/30/2020 | 9,962.25 |            | 118,086.52 |         |
| 12/1/2020 | 010160 | 023504 |     | 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 |     | 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 |     | AUTOCHRG @T3/31/2021  | 722.00   |            | 162,768.34 |         |
| 3/1/2021  | 010160 | 023504 |     | AUTOCHRG @T3/31/2021  | 9,962.25 |            | 172,730.59 |         |
| 4/1/2021  | 010160 | 023504 |     | April 1-20th          | 2,032.09 |            | 174,762.68 |         |
| T/ 1/2021 | 010100 | 020004 | OAW | / YPIII 1-2011        | ۷,002.09 |            | 114,102.00 |         |

| 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      | Bldgld | 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  |      |