

Fill in this information to identify the case:

Debtor 1 Gold's Texas Holdings Group, Inc.
Debtor 2 _____
(Spouse, if filing)
United States Bankruptcy Court for the: Northern District of Texas
Case number 20-31337

RECEIVED
SEP 09 2020
BMC GROUP

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? CRG Financial LLC (As Assignee of WF Parker Square Ltd.)
Name of the current creditor (the person or entity to be paid for this claim)
Other names the creditor used with the debtor _____

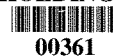
2. Has this claim been acquired from someone else?
 No
 Yes. From whom? WF Parker Square Ltd.

3. Where should notices and payments to the creditor be sent?
Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

<p>Where should notices to the creditor be sent?</p> <p><u>CRG Financial LLC</u> Name <u>100 Union Avenue</u> Number Street <u>Cresskill, NJ 07626</u> City State ZIP Code Contact phone <u>201.266.6988</u> Contact email <u>aaxenrod@crgfinancial.com</u></p> <p>Uniform claim identifier for electronic payments in chapter 13 (if you use one): -----</p>	<p>Where should payments to the creditor be sent? (if different)</p> <p>_____ Name _____ Number Street _____ City State ZIP Code Contact phone _____ Contact email _____</p>
---	--

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? \$ 514,761.88. 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.
Lease Rejection Damage/Prepetition Amounts Owed

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. \$ _____

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:

Amount entitled to priority

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

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

\$ _____

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 \$13,650*) 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)() that applies.

\$ _____

* 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 09/08/2020

MM / DD / YYYY

Shannon Kalk
Signature

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

Name Shannon Kalk
First name Middle name Last name

Title _____

Company CRG Financial LLC
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 100 Union Avenue
Number Street

Cresskill, NJ 07626
City State ZIP Code

Contact phone 201.266.6988 Email aaxenrod@crgfinancial.com

Proof of Claim Rider

Club Name:	Wichita Falls
Landlord Name:	WF Parker Square Ltd.
Property Address:	3007 Garnett Ave., Wichita Falls, TX 76308
Lease Termination Date:	12/31/2026
Remaining Term of Lease: (from petition date)	79.90
Lease Rejection Calculation Methodology:	1 Yr
Pre-petition Claim*:	\$74,845.96
Pre-petition Claim Basis:	April + May 2020 rent, January – March 2020 CAM/re tax/ins reconciliation, 2019 CAM/re tax /ins reconciliation
502(b)(6) Claim:	\$439,915.92
502(b)(6) Claim Basis:	
Base Rent:	\$23,333.33
Cam + Insurance:	\$4,349.59
RE Tax:	\$8,976.74
Other	
Security Deposit:	none
Total Filed Amount:	\$514,761.88

*Supporting documentation is voluminous, and can be provided upon request to any party in interest.

Claimant does not waive or release any rights at law or equity, or any rights or causes of action that Claimant has or may have against Debtors, or any other entity or person. The Proof of Claim and this Rider are not intended to be, and shall not be construed as, (i) an election of remedies, (ii) a waiver of any defaults, (iii) a waiver or limitation of any rights, remedies, claims or interests of Claimant.

Claimant reserves the right to file additional claims against Debtors and to amend, revise, or supplement the Proof of Claim and this Addendum in any respect, including without limitation, to (i) reflect any additional claims against Debtors, (ii) specify interest, costs, fees, expenses or other charges or claims incurred by Claimant, (iii) change the priority or classification of the claim, or (iv) fix, increase or amend in any respect the Claim Amount, including to provide additional evidence in support of the claimed amount.

Gold's Gym
Parker Square
Recovery Calculations
December 31, 2018

Building Sq Ft	94,512
Tenant Sq Ft	40,340
Prorate Share	42.68%

Occupancy	100%
-----------	------

Notes:
5% Admin, No Management Fee
5% Cam Cap on controllable expenses
No Roof Repairs
Ins is included in Cam

2017	61,720.20
2018	64,806.21

RECOVERABLE EXPENSES

Controllable CAM Expenses

	2018 Actual Expenses	2018 Gold's Gym Portion
Signage	4,557.33	1,945.18
Painting	1,350.00	576.21
Lighting & Electrical	7,642.37	3,261.95
Plumbing	-	-
Roof Repair	6,580.00	n/a
Window Cleaning	-	-
Fire Inspection & Monitoring	-	-
Janitorial	3,366.81	1,437.04
Parking Lot Sweeping	-	-
Power Washing	-	-
Maintenance Expense	7,904.51	3,373.84
Pest Control	2,056.73	877.86
Landscaping	22,250.82	9,497.19
Management Fee	45,564.99	n/a
Total Controllable Expenses	101,273.58	20,969.28

Uncontrollable CAM Expenses

Snow Removal	-	-
Electricity (CAM)	18,834.16	8,038.87
Water & Sewer (CAM)	10,266.59	4,382.03
Parking Lot Maintenance	12,821.93	5,472.71
Outparcel Contributions	(5,996.34)	(2,559.38)
Total Uncontrollable Expenses	35,926.34	15,334.23

Building Specific Expenses

Fire Alarm Services - Building D	1,477.06	1,261.93
Trash/Dumpster - Building A	2,394.58	-
Total Building Specific Expenses	3,871.64	1,261.93

Administrative Fee

Administrative Fee	4,581.75	1,878.27
--------------------	----------	----------

TOTAL CAM EXPENSES

TOTAL CAM EXPENSES	145,653.28	39,443.69
---------------------------	-------------------	------------------

INSURANCE

Building Sq Ft	94,512
Tenant Sq Ft	40,340
Prorate Share	42.68%

Insurance	21,008.58	8,966.97
-----------	-----------	----------

TOTAL INSURANCE

TOTAL INSURANCE	21,008.58	8,966.97
------------------------	------------------	-----------------

PROPERTY TAX

Building Sq Ft	94,512
Tenant Sq Ft	40,340
Prorate Share	42.68%

Property Tax	259,510.72	110,765.43
Property Tax Reduction Service	500.00	213.41
Outparcel Contribution	(1,628.16)	(694.94)

TOTAL PROP. TAX

TOTAL PROP. TAX	258,382.56	110,283.91
------------------------	-------------------	-------------------

TOTAL RECOVERABLE EXPENSES

TOTAL RECOVERABLE EXPENSES	425,044.43	158,694.56
-----------------------------------	-------------------	-------------------

2018 Actuals

2018	CAM & INS	48,410.68
2018	Tax	110,283.91

2018 Amount Billed

2018	CAM & INS	61,720.20
2018	Tax	54,055.58

2018 Reconciliation Amount

2018	CAM & INS	(13,309.54)
2018	Tax	58,228.35

Total Due / (Refund)

42,918.80

New 2019 Mo. Charges:	
Cam	\$4,034.22
INS	\$0.00
TAX	\$9,190.33
BASE RENT	\$23,333.33
	\$36,557.88

Prorate Share	Building Sq Ft
85.44%	47,217
0.00%	26,656

Golds Gym
Parker Square
Recovery Calculations
December 31, 2019

Building Sq Ft	94,512
Tenant Sq Ft	40,340
Prorata Share	42.68%

Occupancy	100%
-----------	------

2019 Actual Expenses	2019 Golds Gym Portion
----------------------	------------------------

RECOVERABLE EXPENSES

Controllable CAM Expenses

Signage	-	-
Painting	630.00	268.90
Lighting & Electrical	3,571.33	1,524.33
Plumbing	-	-
Roof Repair	1,297.23	n/a
Window Cleaning	910.94	388.81
Fire Inspection & Monitoring	-	-
Janitorial	3,300.00	1,408.52
Parking Lot Sweeping	13,639.56	5,821.69
Power Washing	-	-
Maintenance Expense	-	-
Pest Control	2,273.22	970.27
Landscaping	16,042.68	6,847.40
Management Fee	-	n/a
Total Controllable Expenses	41,664.96	17,229.92

Uncontrollable CAM Expenses

Snow Removal	-	-
Electricity (CAM)	22,136.92	9,448.57
Water & Sewer (CAM)	12,767.15	5,449.33
Parking Lot Maintenance	24,738.00	10,558.77
Outparcel Contributions	(6,758.52)	(2,884.70)
Total Uncontrollable Expenses	52,883.55	22,571.97

Building Specific Expenses

Fire Alarm Services - Building D	615.78	526.09
Trash/Dumpster - Building A	2,394.58	-
Total Building Specific Expenses	3,010.36	526.09

Administrative Fee

	4,727.43	2,016.40
--	----------	----------

TOTAL CAM EXPENSES

	102,286.30	42,344.39
--	-------------------	------------------

INSURANCE

Building Sq Ft	94,512
Tenant Sq Ft	40,340
Prorata Share	42.68%

Insurance	23,078.96	9,850.66
TOTAL INSURANCE	23,078.96	9,850.66

PROPERTY TAX

Building Sq Ft	94,512
Tenant Sq Ft	40,340
Prorata Share	42.68%

Property Tax	253,505.82	108,202.40
Property Tax Reduction Service	500.00	213.41
Outparcel Contribution	(1,628.16)	(694.94)

TOTAL PROP. TAX

	252,377.66	107,720.87
--	-------------------	-------------------

TOTAL RECOVERABLE EXPENSES

	377,742.92	159,915.91
--	-------------------	-------------------

Notes:

5% Admin, No Management Fee
 5% Cam Cap on controllable expenses
 No Roof Repairs
 Ins is included in Cam

2017	61,720.20
2018	64,806.21
2019	56,174.54

2019	Actuals	
2019	CAM & INS	52,195.04
2019	Tax	107,720.87

2019	Amount Billed	
2019	CAM & INS	48,410.65
2019	Tax	110,283.96

2019	Reconciliation Amount	
2019	CAM & INS	3,784.39
2019	Tax	(2,563.09)

Total Due / (Refund) **1,221.30**

2019 Reconciliation

Prorata Share	Building Sq Ft
85.44%	47,217
0.00%	26,656

New 2020 Mo. Charges:

Cam	\$4,349.59
INS	\$0.00
TAX	\$8,976.74
BASE RENT	\$23,333.33
	\$36,659.66

Jan - March 2020 Reconciliation

Actual
 Base Rent: \$23,333.33
 CAM+Ins: \$4,349.59
 RE Tax: \$8,976.74
\$36,659.66

\$36,659.66 x 3 = \$109,978.98
 April 3rd 2020

Paid
 Base Rent: \$23,333.33
 CAM+Ins: \$4,034.22
 RE Tax: \$9,190.33
\$36,557.88

*\$36,659.66 - \$36,557.88 = \$101.78 difference per month
 \$101.78 x 3 = \$305.34 Jan - March 2020 reconc.*

ORIGIN ID:GMVA (201) 266-6988
CRG FINANCIAL LLC
SHANNON KALB
100 UNION AVENUE

SHIP DATE: 08SEP20
ACTWGT: 1.00 LB
CAD: 108555815/NET4280

CRESSKILL NJ 07626
UNITED STATES US

BILL SENDER

TO **BMC GROUP, INC.**
ATTN: GGI HOLDINGS CLAIM PROCESSING
3732 WEST 120TH STREET

HAWTHORNE CA 90250

(310) 321-5555

REF:

INV:

PO:

DEPT:

56B.06/1545/B766

FedEx Ship Manager - Print Your Label(s)



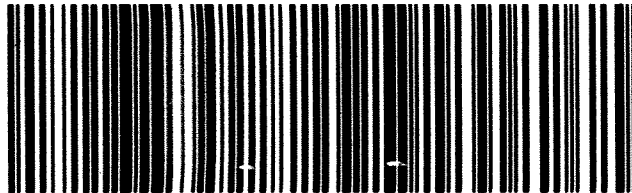
FedEx
Express

FedEx
TRK# 7714 7255 6329
0201

WED - 09 SEP 10:30A
PRIORITY OVERNIGHT

XH AVXA

90250
CA-US **LAX** **30A**
GHT



250
AX

0378546 09/08 56B.06/1545/B766

9/8/2020

RECEIVED

SEP 09 2020

BMC GROUP

RT **846**
ST **1**

1
10:30
C
6329
09.09

LAUNDRY ORIGINAL