

SOUTH COAST PLAZA EAST
PO BOX 1440
COSTA MESA, CA 92626

STATEMENT

10/14/2019

ACCOUNT NUMBER

00000261 5

SUGARFINA
ATTN HAL WILLIAMS ACCT MGR
SUGARFINA, INC.
1700 E. WALNUT AVE, 5th FLR
EL SEGUNDO, CA 90245

MAKE CHECKS PAYABLE TO: SOUTH COAST PLAZA

BALANCE DUE

48,368.52

Date	Code	Description	Invoice #	Charges	Payments	Amount Due
7/10/2019	PPR	UC 7/19 OVRPMT CK8976	138741	-200.00	0.00	-200.00
7/29/2019	431	LYE 1/19-OVERAGE RENT BAL	139290	2,422.66	0.00	2,422.66
8/1/2019	410	MINIMUM RENT	139123	18,076.50	0.00	18,076.50
8/1/2019	413	STORE STORAGE RENT	139123	567.00	0.00	567.00
8/1/2019	491	WATER SERVICE PERIOD	139123	100.00	0.00	100.00
8/1/2019	500	CAM/BLDG ADD'L RENT	139123	2,641.95	0.00	2,641.95
8/1/2019	500	CAM/BLDG ADD'L RENT	139123	264.20	0.00	264.20
8/1/2019	520	ELECTRIC REIMB.	139123	50.00	0.00	50.00
8/1/2019	540	PREMISES HVAC	139123	411.84	0.00	411.84
8/1/2019	541	EXCESS USAGE PREMISES HV	139123	10.29	0.00	10.29
8/1/2019	544	MALL HVAC	139123	211.95	0.00	211.95
8/1/2019	544	MALL HVAC	139123	21.20	0.00	21.20
8/1/2019	560	PROMOTIONAL FUND	139123	652.73	0.00	652.73
8/1/2019	560	PROMOTIONAL FUND	139123	65.27	0.00	65.27
9/1/2019	410	MINIMUM RENT	139902	18,076.50	0.00	18,076.50
9/1/2019	413	STORE STORAGE RENT	139902	567.00	0.00	567.00
9/1/2019	491	WATER SERVICE PERIOD	139902	100.00	0.00	100.00
9/1/2019	500	CAM/BLDG ADD'L RENT	139902	2,641.95	0.00	2,641.95
9/1/2019	500	CAM/BLDG ADD'L RENT	139902	264.20	0.00	264.20
9/1/2019	520	ELECTRIC REIMB.	139902	50.00	0.00	50.00
9/1/2019	540	PREMISES HVAC	139902	411.84	0.00	411.84

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Date	Code	Description	Invoice #	Charges	Payments	Amount Due
9/1/2019	541	EXCESS USAGE PREMISES HV	139902	10.29	0.00	10.29
9/1/2019	544	MALL HVAC	139902	211.95	0.00	211.95
9/1/2019	544	MALL HVAC	139902	21.20	0.00	21.20
9/1/2019	560	PROMOTIONAL FUND	139902	652.73	0.00	652.73
9/1/2019	560	PROMOTIONAL FUND	139902	65.27	0.00	65.27

10/14/2019

ACCOUNT NUMBER

00000261 5

SUGARFINA

MAKE CHECKS PAYABLE TO: SOUTH COAST PLAZA

SOUTH COAST PLAZA
P O BOX 54876
LOS ANGELES, CA 90074-4876

Current	30	60	90	120	BALANCE DUE
0.00	23,072.93	25,495.59	-200.00	0.00	48,368.52

SOUTH COAST PLAZA EAST
PO BOX 1440
COSTA MESA, CA 92626

INVOICE

(714) 546-0110

7/29/2019

ACCOUNT NUMBER

SUGARFINA
ATTN HAL WILLIAMS ACCT MGR
SUGARFINA, INC.
1700 E. WALNUT AVE, 5th FLR
EL SEGUNDO, CA 90245

INVOICE #: 139290

00000261

5

MAKE CHECKS PAYABLE TO: SOUTH COAST PLAZA

BALANCE DUE

2,422.66

Date	Code	Description	Suite ID	Charges	Payments	Amount Due
7/29/2019	431	LVE 1/19-OVERAGE RENT BAL	1864	2,422.66	0.00	2,422.66

7/29/2019

ACCOUNT NUMBER

INVOICE #: 139290
SUGARFINA

00000261

5

MAKE CHECKS PAYABLE TO: SOUTH COAST PLAZA

SOUTH COAST PLAZA
P O BOX 54876
LOS ANGELES, CA 90074-4876

(714) 546-0110

Current	30	60	90	120	BALANCE DUE
2,422.66	0.00	0.00	0.00	0.00	2,422.66

BILLING ADJUSTMENT FORM

Company SCP
 Due Date ASAP
 Tenant Name Sugarfina
 Master Occup# 00000261
 Lease ID # 002215
 Unit # _____

Prepared By _____
 Date 10/18/19
 Approved By _____
 Date _____

Income Category	Billing Description	Billing Description Reference	Amount
19 - 7	Store Minimum Rent		
410	Store Minimum Rent		
413	Storage Minimum Rent		
413	Storage Minimum Rent		
544	Mall HVAC		
544	Mall HVAC		
540	Premise HVAC		
540	Premise HVAC		
541-542-543	Excess HVAC		
541-542-543	Excess HVAC		
542	Exhaust HVAC		
542	Exhaust HVAC		
520	Elec. Reimb.		
520	Elec. Reimb.		
560	Promo Fund		
560	Promo Fund		
561	Initial Promo Fee		
500	Common Area		
500	Common Area		
507	Garden Maint Fee		
508	Data Cabling Fee		
508	Data Cabling Fee		
508	Data Cabling Fee		
220	Check Request(210-202-010)		
265	Security Deposit		
412	Min Rent Credit - Offset		
417	% Rent Credit - Offset		
430	Overage Rent		
491	Water Services		
431	LYE Credit	LYE 1/19 Overage Rent Balance	2,422.66
431	LYE Credit		
432	Overage Rent Credit		
415	% Rent		
416	Macy's Mens % Rent		
302	Annual Audit Add % Rent		
456	Assignment Fee		
504	CAM Recon		
550	HVAC Recon		
516	Plan Review Fee		
515	Barricade Fee		
531	24 Hour HVAC		
431	LYE Adjustment		
565	Advertising Deficiency		
565	Advertising Deficiency		
459	Other Tenant Revenue		
495	Carousel Ticket Program		
453	LEASE TERMINATION		
457	Late Fee		
458	Finance Charge		
100	TT Billings 210-110-005		
459	Other Tenant Revenue		
450	Annual Audit Add % Rent		
451	Annual Audit Adv. Deficiency		
490	Misc Income		
580	Spring Catalog		
585	Fall Catalog		
119	TT Allowance Reimb		
452	Interest- Per Audit		
454	Administrative Fee (210-455-010)		
TOTAL AMOUNT DUE:			2,422.66

X

Mail Attached

Spread (W/O The balance)

Do Not Mail - Return to Yvette

Comments:

Suite # 1218 2/1/19 - 10/17/18

LYE 1/31/19 ANNUAL SALES CALCULATION

CUMULATIVE LEASE CALCULATION

CALCULATED BY: *[Signature]*

DATE CALCULATED: *4/24/19*

APPROVED BY: *[Signature]*

TENANT: *Sugarfina*

TENANT NUMBER: *00000241*

SALES: \$ *631,038.01*

LESS BREAKPOINT: (*299,194.00*)

15 %

% Rent Due: *49,177.60*

% Rent Invoiced: (*47,353.94*)

Amount Due / Credit Due: *2422.66*

Comments:

Advertising Report Received: ☒ YES \$ *0* ☐ N/A

Suite # 2070 RCP 9/29/18 - 1/31/19

LYE 1/31/19 ANNUAL SALES CALCULATION

CUMULATIVE LEASE CALCULATION

CALCULATED BY: *[Signature]*

DATE CALCULATED: *4/24/19*

APPROVED BY: *[Signature]*

TENANT: *Sugarfina*

TENANT NUMBER: *00000261*

SALES: \$ *402,541.95*

LESS BREAKPOINT: (*445,205.00*)

10 %

% Rent Due: *0*

% Rent Invoiced: (*0*)

Amount Due / Credit Due: *0*

Comments: *IT did not submit an annual Ad. form, but paid for the Billing*

Advertising Report Received: ☒ YES \$ *20,671.60* ☐ N/A *5/1/19*

SOUTH COAST PLAZA

BRISTOL LOCATION

CERTIFIED ANNUAL SALES REPORT
FOR THE LEASE YEAR ENDED JANUARY 31, 2019TENANT NAME: Sugarfina

STORE #:

TENANT #:

MONTH	YEAR	ANNUAL GROSS SALES	Less: Permitted exclusions and/or deductions (list each separately)				NET* GROSS SALES
			1: <u>Resturns</u>	2: <u>Discounts</u>	3: _____	4: _____	
FEBRUARY	2018	\$ 82,109.56	(\$ 270.81)	(\$ 168.00)	(\$ 255.45)	(\$)	\$ 81,686.11
MARCH		\$ 83,317.09	(\$ 143.40)	(\$ 203.00)	(\$ 283.00)	()	\$ 82,831.09
APRIL		\$ 58,423.00	(\$ 38.14)	(\$ 260.00)	(\$ 205.25)	()	\$ 57,957.75
MAY		\$ 84,106.26	(\$ 101.29)	(\$ 227.00)	(\$ 436.75)	()	\$ 83,442.51
JUNE		\$ 74,086.62	(\$ 105.12)	(\$ 106.00)	(\$ 258.48)	()	\$ 73,722.14
JULY		\$ 71,141.73	(\$ 61.18)	(\$ 52.50)	(\$ 681.43)	()	\$ 70,407.80
AUGUST		\$ 73,315.37	(\$ 53.07)	(\$ 61.85)	(\$ 428.47)	()	\$ 72,825.05
SEPTEMBER		\$ 67,268.75	(\$ 67.66)	(\$ 63.00)	(\$ 252.73)	()	\$ 66,953.02
OCTOBER		\$ 42,575.23	(\$ 61.58)	(\$ 214.50)	(\$ 1,148.19)	()	\$ 41,212.54
NOVEMBER		\$ 100,033.11	(\$ 155.54)	(\$ 225.49)	(\$ 3,971.94)	()	\$ 95,835.68
DECEMBER		\$ 243,093.86	(\$ 297.01)	(\$ 476.75)	(\$ 14,208.50)	()	\$ 228,408.61
JANUARY	2019	\$ 81,557.44	(\$ 119.30)	(\$ 262.00)	(\$ 2,997.78)	()	\$ 78,297.66
LEASE YEAR TOTALS		\$ 1,061,028.02	(\$ 1,474.10)	(\$ 2,320.09)	(\$ 25,127.97)	(\$)	\$ 1,033,579.96

CERTIFIED BY: Dalibor Snyder,

Name (Printed) and Title (Must:

Signature

Date:

4/5/20

* REPORTABLE SALES AS DE.

81,686.110 +
82,831.090 +
57,957.750 +
83,442.510 +
73,722.140 +
70,407.800 +
72,825.050 +
66,953.020 +
41,212.540 +
631,038.010 *

95,835.680 +
228,408.610 +
78,297.660 +
402,541.950 *

0.000 *

0.000 *

631,038.010 +
402,541.950 +
1,033,579.960 *

0.000 *

0.000 *

ETI

1/ Rent Period

PROOF OF SERVICE

FILED

2019 OCT 21 AM 9:40

1. I am over 21 years of age and employed in the Offices of South Coast Plaza at
3315 Fairview Road, Costa Mesa, California.

CLERK
U.S. BANKRUPTCY COURT
DISTRICT OF DELAWARE

2. On October 18, 2019, I filed and served the attached Objection to Proposed Cure
Amount Pursuant to Lease as follows:

(a) Mailed copies served to:

Morris James LLP
500 Delaware Avenue, Suite 1500, Wilmington, DE 19801
Attn: Brya M. Keilson, Esq.
Attn: Eric J. Monzo, Esq.

Shulman Hodges & Bastian
100 Spectrum Center Drive, Suite 600, Irvine, CA 92618
Attn: Alan J. Friedman, Esq.
Attn: Ryan O'Dea, Esq.

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

Dated: October 18, 2019

Michelle Scott

3315 Fairview Road
Costa Mesa, California 92626
Telephone: (714) 438-3243
Facsimile: (714) 751-2295
E-mail: danielsjw@southcoastplaza.com

FILED
2019 OCT 21 AM 9:40

Via FedEx

October 18, 2019

CLERK
U.S. BANKRUPTCY COURT
DISTRICT OF DELAWARE

Bankruptcy Clerk's Office
U.S. District Court
824 Market Street
Wilmington, DE 19801

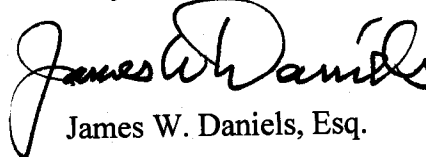
Re: In re Sugarfina, Inc. et al. / Case No. 19-11973 (MFW)

Dear Sir or Madame:

Enclosed are the original and one copy of an Objection to Proposed Cure Amount for filing in the referenced proceeding. Please file the original, stamp the copy and return the copy in the enclosed, self-addressed and stamped envelope.

Thank you for your prompt attention to this matter.

Very truly yours,


James W. Daniels, Esq.

JWD:ms

Enclosures