

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:

CBC RESTAURANT CORP., et al.,¹

Debtors.

Chapter 11

Case No. 23-10245 (KBO)
(Jointly Administered)

Hearing Date:
June 6, 2023, at 9:00 a.m. (ET)

Re: Dkt. No. 289, 552

**NOTICE OF SUBMISSION OF SCHEDULE 2.6(D) AND 2.12 TO THE PROPOSED
ASSET PURCHASE AGREEMENT BY AND AMONG THE DEBTORS AND SSCP
RESTAURANT INVESTORS, LLC**

PLEASE TAKE NOTICE THAT attached hereto as **Exhibit A** are Schedule 2.6(d) and 2.12 to the proposed *Asset Purchase Agreement by and Among CBC Restaurant Corp, Corner Bakery Holding Company, and CBC Cardco, Inc. and SSCP Restaurant Investors, LLC* filed on June 1, 2023 [Dkt. No. 552].

Dated: June 5, 2023
Wilmington, Delaware

/s/ Mette H. Kurth

Mette H. Kurth (DE Bar No. 6491)
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Counsel to the Debtors and Debtors in Possession

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, include CBC Restaurant Corp. (0801) (the "Debtor"), Corner Bakery Holding Company (3981), and CBC Cardco, Inc. (1938) (together with Corner Bakery Holding Company, the "Debtor Affiliates" and additionally with the Debtor, the "Debtors"). The Debtors' service address is 121 Friends Lane, Suite 301, Newtown PA 18940.



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Exhibit A

Schedule 2.6(d)

Transferred Contracts List

Executory Contracts

1. Franchise Agreement between CBC Restaurant Corp. and Bakery Ventures.
2. Franchise Agreement between CBC Restaurant Corp. and C&L Café.
3. Franchise Agreement between CBC Restaurant Corp. and Cafe Foods.
4. Franchise Agreement between CBC Restaurant Corp. and CB Rest Boca, LLC.
5. Franchise Agreement between CBC Restaurant Corp. and CB Rest Tampa, LLC.
6. Franchise Agreement between CBC Restaurant Corp. and CBC Oklahoma.
7. Franchise Agreement between CBC Restaurant Corp. and Central VA.
8. Franchise Agreement between CBC Restaurant Corp. and Cornerstone.
9. Franchise Agreement between CBC Restaurant Corp. and Cutter Group.
10. Franchise Agreement between CBC Restaurant Corp. and FEAST California.
11. Franchise Agreement between CBC Restaurant Corp. and Golden State.
12. Franchise Agreement between CBC Restaurant Corp. and Half Baked, LLC.
13. Franchise Agreement between CBC Restaurant Corp. and MX Restaurants.
14. Franchise Agreement between CBC Restaurant Corp. and Neo Fournò.
15. Franchise Agreement between CBC Restaurant Corp. and Northwest Corner, LLC.
16. Franchise Agreement between CBC Restaurant Corp. and PlentiCo Gemini, LLC.
17. Franchise Agreement between CBC Restaurant Corp. and RKO.
18. Executory Contract between CBC Restaurant Corp. and ROSNET.
19. Franchise Agreement between CBC Restaurant Corp. and Silver State.

Real Estate

1. Unexpired Lease for Store known as Preston 544, Store No. 59, leased from West Preston Park Partners Ltd.
2. Unexpired Lease for Store known as Paramount, Store No. 94, leased from El Centro College (Dallas County Community College District).
3. Unexpired Lease for Store known as Southern Building, Store No. 99, leased from 270, LLC.
4. Unexpired Lease for Store known as Southlake Town Square, Store No. 109, leased from Town Square Ventures, LP.
5. Unexpired Lease for Store known as Harvard & Main, Store No. 112, leased from The Irvine Company LLC.
6. Unexpired Lease for Store known as Gaithersburg, Store No. 120, leased from Washingtonian Associates, L.C.

7. Unexpired Lease for Store known as Black Stone, Store No. 127, leased from Summit Hospitality 140, LLC.
8. Unexpired Lease for Store known as Irvine Marketplace, Store No. 136, leased from Irvine Market Place II, LLC.
9. Unexpired Lease for Store known as Frisco, Store No. 174, leased from BRE Retail Residual Owner 1 LLC (Brixmor).
10. Unexpired Lease for Store known as Colt & Campbell, Store No. 178, leased from Pavillion North, Ltd.
11. Unexpired Lease for Store known as Plaza of Americas, Store No. 201, leased from Pota JV, LLC.
12. Unexpired Lease for Store known as Pasadena, Store No. 202, leased from MGP X-A Shops on Lake, LLC.
13. Unexpired Lease for Store known as Thousand Oaks, Store No. 207, leased from Dollinger-Westlake Associates.
14. Unexpired Lease for Store known as Store known as Encino, Store No. 210, leased from Neram LLC.
15. Unexpired Lease for Store known as Rancho Cucamonga, Store No. 214, leased from Rancho Mall, LLC.
16. Unexpired Lease for Store known as Anaheim Hills, Store No. 232, leased from Canyon Plaza, LLC.
17. Unexpired Lease for Store known as Highland Village, Store No. 236, leased from MP Shops at Highland Village LLC.
18. Unexpired Lease for Store known as Arboretum, Store No. 268, leased from GF-ARB C, Ltd.
19. Unexpired Lease for Store known as Northridge, Store No. 284, leased from GLE-III, LLC (Kimco).
20. Unexpired Lease for Store known as Stone Oak, Store No. 306, leased from Mercado Partners II Limited.
21. Unexpired Lease for Store known as The Quarry, Store No. 307, leased from AAT Alamo Quarry, LLC (American Assets Trust Mgmt).

Schedule 2.12

Potential Contracts Schedule

Executory Contracts

1. Executory Contract with 8x8 Inc.
2. Equipment Lease with Airgas National Carbonation.
3. Equipment Lease with Airgas, Inc Dba Airgas USA LLC.
4. Equipment Lease with Better Beverages Inc.
5. Executory Contract with Bewleys North America.
6. Executory Contract with Coca-Cola Atlanta.
7. Executory Contract with Constellation New Energy, Inc.
8. Executory Contract with Dinova.
9. Executory Contract with Door Dash Inc.
10. Executory Contract with Ecolab Food Safety Specialties, Inc.
11. Executory Contract with Exchange Street Technologies, Inc d/b/a The Marketing Exchange.
12. Executory Contract with Favor Inc.
13. Executory Contract with Fishbowl Inc.
14. Equipment Lease with Giant CO2 Inc.
15. Executory Contract with H5 Colo Associates LLC.
16. Executory Contract with Hotschedules, Red Book Solutions.
17. Executory Contract and Equipment Lease with Loomis Armored Us, LLC.
18. Executory Contract with Microsoft.
19. Executory Contract with Microstrategy Services Corp.
20. Executory Contract with Monkey Media Software.
21. Executory Contract with Nuco2 LLC.
22. Executory Contract with OLO.
23. Executory Contract with Property Works.
24. Equipment Lease with Roberts Oxygen Co.
25. Executory Contract with Service Management Group Inc.
26. Executory Contract with Stanley Convergent Security Solutions.
27. Executory Contract with Steritech.
28. Executory Contract with Sysco Central Texas Inc.
29. Executory Contract with Sysco East Wisconsin.
30. Executory Contract with Sysco Eastern Maryland.
31. Executory Contract with Sysco Food Services Dallas.
32. Executory Contract with Sysco Food Services of La.
33. Executory Contract with Sysco Food Services of Atlanta LLC.

34. Executory Contract with Sysco Kansas City Inc.
35. Executory Contract with Sysco South Florida Inc.
36. Executory Contract with Transworld Advertising Inc.
37. Executory Contract with Verifone.
38. Executory Contract with Verizon Wireless.
39. Executory Contract with Xenial Inc.

Real Estate

1. Unexpired Lease for Store known as Oak Brook, Store No. 53, leased from 130 North Bedford Road Mount Kisco Corp. (Brinker).
2. Unexpired Lease for Store known as Buckhead, Store No. 76, leased from Maggiano's Holding Corporation.
3. Unexpired Lease for Store known as Schaumburg, Store No. 78, leased from Maggiano's Inc.
4. Unexpired Lease for Store known as Galleria, Store No. 91, leased from GMV (Mall) Owner LLC.
5. Unexpired Lease for Store known as NorthPark, Store No. 108, leased from Maggiano's Texas, Inc.
6. Unexpired Lease for Store known as Michigan Wacker, Store No. 160, leased from AG-OCG 360 North Michigan Retail Owner, L.L.C.
7. Unexpired Lease for Store known as Goodman Theater, Store No. 170, leased from Goodman/Friedman LLC.
8. Unexpired Lease for Store known as Macarthur Park, Store No. 173, leased from MacArthur Park, LP.
9. Unexpired Lease for Store known as Arlington Heights, Store No. 175, leased from AmCap Northpoint II LLC.
10. Unexpired Lease for Store known as Skokie, Store No. 181, leased from DDRTC Village Crossing, LLC.
11. Unexpired Lease for Store known as Arlington, Store No. 184, leased from SWC Arbrook/157 Ltd.
12. Unexpired Lease for Store known as 8th & Figueroa, Store No. 185, leased from CPF 801 Tower LLC (Transwestern).
13. Unexpired Lease for Store known as La Grange, Store No. 188, leased from SDCO La Grange Crossing, Inc.
14. Unexpired Lease for Store known as Glenview South, Store No. 189, leased from Butera Center Management, Inc.
15. Unexpired Lease for Store known as Westwood, Store No. 198, leased from Duesenberg Investment Company.
16. Unexpired Lease for Store known as Geneva, Store No. 199, leased from LPF Geneva Commons, LLC.

17. Unexpired Lease for Store known as Manhattan Beach, Store No. 206, leased from RREEF America REIT II Corp. BBB.
18. Unexpired Lease for Store known as Valencia, Store No. 208, leased from Regency Centers, L.P.
19. Unexpired Lease for Store known as Huntington Beach, Store No. 209, leased from Bella Terra Associates, LLC.
20. Unexpired Lease for Store known as Brea, Store No. 211, leased from Bella Terra Associates, LLC.
21. Unexpired Lease for Store known as Simi Valley, Store No. 217, leased from Bayside SVTC, LLC (Festival Management).
22. Unexpired Lease for Store known as Laguna Niguel, Store No. 219, leased from Laguna Niguel Investors No. 1.
23. Unexpired Lease for Store known as Lakewood, Store No. 224, leased from Lakewood Galleria Owners, LLC.
24. Unexpired Lease for Store known as Fountain Valley, Store No. 228, leased from DS Fountain Valley LP.
25. Unexpired Lease for Store known as Lake Forest, Store No. 230, leased from Orchard Lake Forest CA LP.
26. Unexpired Lease for Store known as Hastings Ranch, Store No. 233, leased from FR Hastings Ranch, LLC (Federal Realty Investment Trust).
27. Unexpired Lease for Store known as City Place, Store No. 235, leased from Nationwide Theatres West Flagler, LLC.
28. Unexpired Lease for Store known as Glendora, Store No. 238, leased from 1301 East Gladstone Street Investors LLC (Vestar).
29. Unexpired Lease for Store known as Redondo Beach, Store No. 243, leased from Riviera Pacific Center, LLC.
30. Unexpired Lease for Store known as Prestonwood, Store No. 244, leased from Riviera Pacific Center, LLC.
31. Unexpired Lease for Store known as Cantera, Store No. 246, leased from SCN Investments, LLC 1015 Dundee.
32. Unexpired Lease for Store known as La Habra, Store No. 251, leased from LA Retail 1 LLC (Zurich).
33. Unexpired Lease for Store known as Oak Lawn, Store No. 253, leased from Shops at Cicero 13 A, LP, Shops at Cicero 13 B, LLC and Shops at Cicero 13 C, LLC.
34. Unexpired Lease for Store known as Chino Hills, Store No. 254, leased from YAH Investments, LLC.
35. Unexpired Lease for Store known as Las Colinas, Store No. 258, leased from Greenway - Restaurant Complex Partners, L.P. (Vector Realty).
36. Unexpired Lease for Store known as Round Rock, Store No. 270, leased from Regency Centers, L.P.
37. Unexpired Lease for Store known as Redlands, Store No. 274, leased from Orange Street Plaza, LLC.

38. Unexpired Lease for Store known as Fair Oaks, Store No. 283, leased from Pender, L.L.C.
39. Unexpired Lease for Store known as Hacienda Heights, Store No. 292, leased from Pacific Castle Colima, LP and Master K. Investment, LLC.
40. Unexpired Lease for Store known as One California, Store No. 293, leased from CNI One Cal Plaza Owner, LLC (Colony Northstar).
41. Unexpired Lease for Store known as King of Prussia, Store No. 298, leased from Maggiano's Holding Corporation (King of Prussia).
42. Unexpired Lease for Store known as Horsham, Store No. 300, leased from Horsham Realty Partners, L.P. and Garden Fair Realty Associates.
43. Unexpired Lease for Store known as Bala Cynwyd, Store No. 301, leased from Federal Realty Investment Trust.
44. Unexpired Lease for Store known as Marquette, Store No. 74, leased from John D. and Catherine T. MacArthur Foundation.
45. Unexpired Lease for Store known as Westlake Crossing, Store No. 86, leased from Montgomery Mall Owner LLC (Westfield).
46. Unexpired Lease for Store known as National Press (DC), Store No. 96, leased from Wilson NPB LLC529 (Columbia Property Trust).
47. Unexpired Lease for Store known as Hinsdale, Store No. 97, leased from Garfield I, LLC.
48. Unexpired Lease for Store known as South La Salle, Store No. 156, leased from SOT 120 S LaSalle, LLC.
49. Unexpired Lease for Store known as Washington & Wells, Store No. 167, leased from Wells-Washington, L.L.C.
50. Unexpired Lease for Store known as Burbank, Store No. 227, leased from CCDP Grinnell, LLC.
51. Unexpired Lease for Store known as Mission Valley, Store No. 237, leased from Mission Valley Shoppingtown LLC.
52. Unexpired Lease for Store known as S. Coast Plaza Village, Store No. 241, leased from South Coast Plaza.
53. Unexpired Lease for Store known as Beverly Connections, Store No. 249, leased from DK Connections, LLC (Jones Lang LaSalle).
54. Unexpired Lease for Store known as 28th & Market, Store No. 204, leased from Wexford-UCSC 3737, LLC.