

Fill in this information to identify the case:

Debtor 1 CB Theater Experience, LLC

Debtor 2 (Spouse, if filing) _____

United States Bankruptcy Court for the: Southern District of Florida

Case number 20-14699-LMI

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?** EPR Hialeah, Inc.
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? _____

	Where should notices to the creditor be sent?	Where should payments to the creditor be sent? (if different)
3. Where should notices and payments to the creditor be sent? <small>Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)</small>	<u>Allison Day-Genovese Joblove & Battista,P.A</u> <small>Name</small> <u>100 S.E. 2nd Street, 44th Floor</u> <small>Number Street</small> <u>Miami, Florida 33131</u> <small>City State ZIP Code</small> Contact phone <u>(305) 349-2300</u> Contact email <u>aday@gjb-law.com</u>	 <small>Name</small> <small>Number Street</small> <small>City State ZIP Code</small> Contact phone _____ Contact email _____
Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____		

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

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

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

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

7. How much is the claim? \$ 38,162.50. 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 Agreement (to be provided upon request)

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. \$ 38,162.50

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:

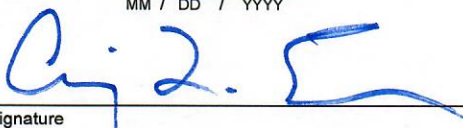
- I am the creditor.
- I am the creditor's attorney or authorized agent.
- I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.
- I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

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 07/06/2020
MM / DD / YYYY



 Signature

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

Name Craig L. Evans
First name Middle name Last name

Title Vice President and Secretary

Company EPR Hialeah, Inc.
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 909 Walnut, Suite 200
Number Street

Kansas City MO 64106
City State ZIP Code

Contact phone 816-472-1700 Email pault@epkrc.com

Database: ENTERTAINPRP	CM Receivables Ledger	Page: 1
	EPR Properties	Date: 7/6/2020
		Time: 11:29 AM
Occupancy Status: Current Inactive New	1/1/2020 Through 4/25/2020	
Security Deposit Ending Balance includes ALL dates		

101001-HO0050	Miamie Grand 18/Crown	Hal Cleveland	(203) 846-8800 ext. 116	Master Occp Id: HO000051-1
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Balance Forward 0.00

101001-HO0111	Miami Grand 18 / Cobb Theatres	Robert M. Cobb	(205) 802-7776	Master Occp Id: HO000107-1
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Balance Forward 0.00

101001-HO0582	Miami Grand 18 / CB Theater Experience I			Master Occp Id: HO000107-2
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Balance Forward 0.00

Building	Lease	Date	Category	SR	Description	Debit	Credit	Balance	Receipt Desc.	Invoice	Receipt Type
101001	HO0582	1/1/2020	MIN	CH	AUTOCHRG @T1/31/2020	35,833.33		35,833.33			
101001	HO0582	1/1/2020	STX	CH	Tax for MIN	2,329.17		38,162.50			
101001	HO0582	1/15/2020	MIN	CR	Receipt		35,833.33	2,329.17	22067		CHK
101001	HO0582	1/15/2020	STX	CR	Receipt		2,329.17	0.00	22067		CHK
101001	HO0582	1/15/2020	STX	CR	January payment		71.66	-71.66	22067		CHK
101001	HO0582	2/1/2020	MIN	CH	AUTOCHRG @T2/29/2020	35,833.33		35,761.67			
101001	HO0582	2/1/2020	STX	CH	Tax for MIN	2,329.17		38,090.84			
101001	HO0582	2/18/2020	MIN	CR	Receipt		35,833.33	2,257.51	23050		CHK
101001	HO0582	2/18/2020	STX	CR	Receipt		2,329.17	-71.66	23050		CHK
101001	HO0582	2/18/2020	STX	CR	February payment		71.66	-143.32	23050		CHK
101001	HO0582	3/1/2020	MIN	CH	AUTOCHRG @T3/31/2020	35,833.33		35,690.01			
101001	HO0582	3/1/2020	STX	CH	Tax for MIN	2,329.17		38,019.18			
101001	HO0582	3/9/2020	MIN	CR	Receipt		35,833.33	2,185.85	24250		CHK
101001	HO0582	3/9/2020	STX	CR	Receipt		2,185.85	0.00	24250		CHK
101001	HO0582	3/9/2020	STX	CR	CreditApply		71.66	-71.66	22067		CHK
101001	HO0582	3/9/2020	STX	CR	CreditApply		71.66	-143.32	23050		CHK
101001	HO0582	3/9/2020	STX	PR	CreditApply	71.66		-71.66	22067		
101001	HO0582	3/9/2020	STX	PR	CreditApply	71.66		0.00	23050		
101001	HO0582	4/1/2020	MIN	CH	AUTOCHRG @T4/30/2020	35,833.33		35,833.33			
101001	HO0582	4/1/2020	STX	CH	Tax for MIN	2,329.17		38,162.50			

Category	Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
MIN	Minimum Rent	35,833.33	0.00	143,333.32	107,499.99	0.00	35,833.33	

Database: ENTERTAINPRP	CM Receivables Ledger	Page: 2
	EPR Properties	Date: 7/6/2020
Occupancy Status: Current Inactive New	1/1/2020 Through 4/25/2020	Time: 11:29 AM
Security Deposit Ending Balance includes ALL dates		

Building	Lease	Date	Category	SR	Description	Debit	Credit	Balance	Receipt Desc.	Invoice	Receipt Type
STX	Sales Tax			2,329.17	0.00	9,316.68	6,987.51	0.00	0.00	2,329.17	
			Total:	38,162.50	0.00	152,650.00	114,487.50	0.00	0.00	38,162.50	0.00

Grand Totals:									
Category		Mo. Rep Charges	Beg Balance	Charges	Cash Receipts	N/C Credits	Refunds	End Balance	Sec Dep Bal
MIN	Minimum Rent	35,833.33	0.00	143,333.32	107,499.99	0.00	0.00	35,833.33	
STX	Sales Tax	2,329.17	0.00	9,316.68	6,987.51	0.00	0.00	2,329.17	
Grand Total:		38,162.50	0.00	152,650.00	114,487.50	0.00	0.00	38,162.50	0.00