

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

<b>In re:</b>	)	<b>Chapter 11</b>
	)	
<b>Hartman SPE, LLC,</b>	)	<b>Case No. 23-11452 (MFW)</b>
	)	
<b>Debtor.<sup>1</sup></b>	)	<b>Ref. Docket Nos. 328 - 331</b>
	)	

## CERTIFICATE OF SERVICE

I, NADIA ALAZRI, hereby certify that:

1. I am employed as a Case Manager by Epiq Corporate Restructuring, LLC, with their principal office located at 777 Third Avenue, New York, New York 10017. I am over the age of eighteen years and am not a party to the above-captioned action.
2. On December 11, 2023, I caused to be served the:
  - a. “Notice of Proposed Sale of Real Estate,” dated December 11, 2023 [Docket No. 328], (the “Sale Notice”),
  - b. “Notice of (I) Potential Assumption and Assignment of Executory Contracts and Unexpired Leases and (II) Cure Amounts,” dated December 11, 2023 [Docket No. 329], (the “Assumption Notice”),
  - c. “Declaration of David Wheeler in Support of the Private Sale of Nonresidential Real Property,” dated December 5, 2023 [Docket No. 330], (the “Wheeler Declaration”),
  - d. “Declaration of Christopher Hipps Concerning the Private Sale of Nonresidential Real Property,” dated December 5, 2023 [Docket No. 331], (the “Hipps Declaration”), and
  - e. “Evidence of Adequate Assurance of Future Performance,” a copy of which is annexed hereto as Exhibit A, (the “Assurance Letter,”)

by causing true and correct copies to be:

- i. Sale Notice, Assumption Notice, Wheeler Declaration, Hipps Declaration, and Assurance Letter to be enclosed securely in separate postage pre-paid envelopes and delivered via overnight mail to those parties listed on the annexed Exhibit B,

1 The Debtor in this chapter 11 case, along with the last four digits of the Debtor's federal tax identification number, is Hartman SPE, LLC (7400). The Debtor's principal place of business and service address is 2909 Hillcroft, Suite 420, Houston, TX 77057. Copies of pleadings may be obtained from the website of the United States Bankruptcy Court for the District of Delaware [www.deb.uscourts.gov](http://www.deb.uscourts.gov) or from the Debtor's Claim Agent's website <https://dm.epiq11.com/HartmanSPE>.

- ii. Sale Notice, Assumption Notice, Wheeler Declaration, and Hipps Declaration to be enclosed securely in separate postage pre-paid envelopes and delivered via first class mail to those parties listed on the annexed Exhibit C,
  - iii. Sale Notice, Assumption Notice, Wheeler Declaration, Hipps Declaration, and Assurance Letter to be delivered via electronic mail to those parties listed on the annexed Exhibit D,
  - iv. Sale Notice, Assumption Notice, Wheeler Declaration, and Hipps Declaration to be delivered via electronic mail to those parties listed on the annexed Exhibit E,
  - v. Sale Notice, Assumption Notice, Wheeler Declaration, and Hipps Declaration to be delivered via electronic mail to: *tom@lightsey.legal* and *smugrr@yahoo.com*.
3. All envelopes utilized in the service of the foregoing contained the following legend:  
“LEGAL DOCUMENTS ENCLOSED. PLEASE DIRECT TO THE ATTENTION OF ADDRESSEE, PRESIDENT OR LEGAL DEPARTMENT.”

/s/ Nadia Alazri  
Nadia Alazri

## **EXHIBIT A**



Good Signature Management, L.L.C.  
11300 N. Central Expwy., Suite 550  
Dallas, TX 75243  
(214) 752-0205  
[www.goodsignature.com](http://www.goodsignature.com)

December 5, 2023

VIA E-MAIL

Via Ms. Rachele A. Miller  
Hirsch & Westheimer  
1415 Louisiana, 36<sup>th</sup> Floor  
Houston, TX 77002

Re: Hartman SPE, LLC Case No. 23-11452 (MFW) Evidence of Adequate Assurance of Future Performance

To Whom it May Concern:

Subject to receiving Court approval, Irving Westway One, L.L.C. ("Buyer" or "we") will be purchasing the real property located at 1707 Market Place Blvd. Irving, Texas 75063 (the "Property") and currently intends to take assignment of the executory contracts and unexpired leases of nonresidential real property listed on Exhibit A attached to the Notice of (I) Potential Assumption of Executory Contracts and Unexpired Leased and (II) Cure Amounts (the "Assigned Contracts").

Buyer, a Texas Limited Liability Corporation, is owned by Kenneth M. Good, Jr. (KMGjr.) and related family entities, and is an associated entity of Good Signature Management, L.L.C. ("Parent"), which was founded in 1983 to manage and lease my personal commercial real estate investments in Texas and Colorado. In those thirty years, we have purchased and redeveloped 43 buildings in Texas and Colorado totaling well over 2-million square feet. We specialize in taking underperforming assets (like Westway One) and turning them around by investing additional capital in them, providing excellent customer service, offering aggressive leasing rates, and marketing the properties aggressively as "for lease" through multiple venues. Our assets in Dallas are currently 91.18% leased (which is why we are in the position to expand). Feel free to visit our website: [www.goodsignature.com](http://www.goodsignature.com) to see some of our current portfolio as well read more what we are all about.

Buyer was formed for the sole purposes of acquiring the Property. We have been pre-approved for a \$6.25M term loan related to the purchase of this asset, which, given the 49% current occupancy of the property and the state of the current debt

market, speaks volumes with respect to our financial stability and track record with value-add assets like Westway One. As of the estimated closing date of the transaction Buyer will have an initial capitalization of approximately \$6.75M from KMGjr. and related family entities for the purpose of acquiring Westway One and operating the building. Buyer will also benefit from anticipated positive cash flow following the closing of the contemplated transaction, which Buyer will retain to support future operations.

Attached hereto as **Exhibit A** is an opening day balance sheet for Buyer as of the closing of the contemplated transaction, reflecting approximately \$1,133,111 in positive cash flow for the following 12 months. As the balance sheet demonstrates, we expect there to be more than adequate funding in Buyer to satisfy obligations that rise in the ordinary course of business.

If you have any questions regarding this information, please contact:

Gary Rice (Buyer's Counsel) (214) 572-8020 smugrr@yahoo.com

Sincerely,

A handwritten signature in blue ink, appearing to read "KMG Jr.", with a stylized flourish at the end.

Kenneth M. Good, Jr.  
Manager

## **EXHIBIT B**

Claim Name	Address Information
CEC ENTERTAINMENT, INC.	1707 MARKET PLACE BLVD. SUITE 200 IRVING TX 75063
COADVANTAGE CORPORATION	1707 MARKET PLACE BLVD., SUITE 390 IRVING TX 75063
DACHSER USA AIR & SEA LOGISTICS INC.	1707 MARKET PLACE BLVD., SUITE 340 IRVING TX 75063
LENNAR HOMES OF TEXAS	1707 MARKET PLACE BLVD., SUITE 120 IRVING TX 75063
LENNAR HOMES OF TEXAS	1707 MARKET PLACE BLVD., SUITE 100 IRVING TX 75063
LEVEL 3 COMMUNICATIONS, LLC	1025 ELDORADO BLVD. BROOMFIELD CO 80021
MITSUI BUSSAN LOGISTICS, INC	1707 MARKET PLACE BLVD., SUITE 330 IRVING TX 75063
PEI WEI ASIAN DINER, LLC	1707 MARKET PLACE BLVD. ATTN: LORNE GOLDBERG IRVING TX 75063

**Total Creditor count 8**

## **EXHIBIT C**



Claim Name	Address Information
DELAWARE STATE TREASURY	820 SILVER LAKE BLVD., SUITE 100 DOVER DE 19904
EASTERN DISTRICT OF TEXAS	BRIT FEATHERSON 550 FANNIN, STE 1250 BEAUMONT TX 77701
FOX ROTHSCHILD LLP	(COUNSEL TO THE UCC) ATTN STEPHANIE J. SLATER 919 N. MARKET ST. SUITE 300 WILMINGTON DE 19899-2323
INTERNAL REVENUE SERVICE	P.O. BOX 7346 PHILADELPHIA PA 19101-7346
NORTHERN DISTRICT OF TEXAS	LEIGHA SIMONTON 1100 COMMERCE ST, THIRD FL DALLAS TX 75242-1699
OFFICE OF THE UNITED STATES ATTORNEY	DISTRICT OF DELAWARE HERCULES BUILDING 1313 N. MARKET STREET, SUITE 400 WILMINGTON DE 19801
WESTERN DISTRICT OF TEXAS	JAIME ESPARZA US ATTORNEYS OFFICE 601 NW LOOP 410, STE 600 SAN ANTONIO TX 78216

**Total Creditor count 7**

Claim Name	Address Information
AFP ALARM & DETECTION, LP	ATTN: MICHAEL BILSKI 2003 MYKAWA PEARLAND TX 77581
AGAVE PLUMBING, INC	ATTN: JULIO MEDINA 2772 WEST COMMERCE STREET DALLAS TX 75212
ALLEN R. HARTMAN	C/O LAW OFFICE OF THOMAS N. LIGHTSEY III, P.C. 5151 SAN FELIPE, SUITE 400 HOUSTON TX 77056
ALLIED FIRE PROTECTION-SA, LP	ATTN: MICHAEL BILSKI 2003 MYKAWA PEARLAND TX 77581
AMITY CONSTRUCTION COMPANY	ATTN: BOB ELLERD 1404 BROOKSIDE CAROLLTON TX 75007
AMITY CONSTRUCTION COMPANY	C/O M. DREW SIEGEL 17330 PRESTON RD., STE 11 OB DALLAS TX 75252
BEYER PLUMBING CO.	ATTN: JAMES BEYER 17197 BEYER JOHN DR. SELMA TX 78514
BLUE HAWK CONSTRUCTION LLC	ATTN: BRYAN BENSON 6775 ADDISON ROAD, SUITE 305 ADDISON TX 75001
CFI MECHANICAL AND SCG MECHANICAL , LP	DBA WAY MECHANICAL C/O WILLIAM B. WESTCOTT 1885 SAINT JAMES PLACE, 15TH FL HOUSTON TX 77056
CRAWFORD ELECTRIC SUPPLY COMPANY, INC.	ATTN: ERIC HOLLY 7701 WEST LITTLE YORK, SUITE 800 HOUSTON TX 77040
DYNAMIC MECHANICAL SOLUTIONS	ATTN: MATTHEW MASHBURN 2023 E. SHADY GROVE ROAD SUITE 5 IRVING TX 75060
EAST WEST BANK	9090 KATY FWY. 3RD FL. ATTN JIA LI, AVP HOUSTON TX 77024
EAST WEST BANK	9090 KATY FWY. 3RD FL. ATTN MARIA ISENHOWER HOUSTON TX 77024
ECOSYSTEMS ENVIRONMENTAL	C/O MICHAEL P. WORTHAM CBS TELEVISION TOWER 12001 N. CENTRAL EXPY., STE. 650 DALLAS TX 75243
FAT STRAWS, INC.	6509 WEST PARK BOULEVARD 425 PLANO TX 75093
GOLDMAN SACHS	200 WEST STREET ATTN: DAVID SOLOMON NEW YORK NY 10282
HARTMAN INCOME REIT	PROPERTY HOLDINGS, LLC 2909 HILLCROFT, SUITE 420 HOUSTON TX 77057
HARTMAN INCOME REIT, INC.	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
HARTMAN RETAIL I, DST	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
HARTMAN V REIT XXI INC	11211 KATY FREEWAY, STE 309 HOUSTON TX 77079
HARTMAN V REIT XXI, INC.	C/O LAW OFFICE OF THOMAS N. LIGHTSEY III, P.C. 5151 SAN FELIPE, SUITE 400 HOUSTON TX 77056
HARTMAN XXI ADVISORS, LLC	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
JEANICE TOLLIVER	ADDRESS ON FILE
KEYBANK NATIONAL ASSOCIATION (AGENT)	KAREN WHITE, PORTFOLIO MANAGER 11501 OUTLOOK STREET SUITE 300 OVERLAND PARK KS 66211
KEYBANK NATIONAL ASSOCIATION (AGENT)	MICHAEL A TILDEN, SR MANAGER 11501 OUTLOOK STREET SUITE 300 OVERLAND PARK KS 66211
KEYBANK NATIONAL ASSOCIATION (AGENT)	TERESA SPRINKLE, SENIOR ACCOUNT MANAGER 11501 OUTLOOK STREET SUITE 300 OVERLAND PARK KS 66211
MATTHEW MASHBURN	ADDRESS ON FILE
PERFECT SCENTS OF TEXAS	2313 LOCKHILL SELMA, STE. 112 SAN ANTONIO TX 78230
PRECISION GENERAL CONTRACTING, LLC	ATTN: JOE DUBBELS 931 BASSE ROAD SAN ANTONIO TX 78212
PRECISION GENERAL CONTRACTING, LLC	C/O J. PHILIP COLLIER 8023 VANTAGE DRIVE, SUITE 590 SAN ANTONIO TX 78230
PRESTONWOOD LANDSCAPE SERVICES-SA, LLC	1366 ROUND TABLE DRIVE DALLAS TX 75247
RUBI LERMA	C/O BRUCE H. NEYLAND 14350 NORTHBROOK DR., STE 150 SAN ANTONIO TX 78232
SAN ANTONIO BUILDING SERVICES	2313 LOCKHILL SELMA, STE. 112 SAN ANTONIO TX 78230
SILVER STAR PROPERTIES REIT, INC.	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
SILVER STAR PROPERTY MANAGEMENT, INC.	2909 HILLCROFT SUITE 420 HOUSTON TX 77057
STI-GC, LLC	C/O J. PHILIP COLLIER 8023 VANTAGE DRIVE, SUITE 590 SAN ANTONIO TX 78230
SWADLEY ROOF SYSTEMS, LLC	ATTN: MICHAEL SWADLEY 17413 FM 2920 SUITE O TOMBALL TX 77377
TAYLOR WATERPROOFING PLUS, INC.	ATTN: MICHAEL J. MATTHEWS 122 BERRY ROAD HOUSTON TX 77022
TEXAS CAPITAL BANK	ATTN SAMANTHA MORI 2000 MCKINNEY AVE, SUITE 700 DALLAS TX 75201
TEXAS CAPITAL BANK	1330 POST OAK BLVD. STE 1700 ATTN SCOTT E SKRABANEK HOUSTON TX 77056
TEXAS CAPITAL BANK	1330 POST OAK BLVD. STE 1700 ATTN MISSY MERIC, AVP HOUSTON TX 77056
TEXAS PARKING LOTS	231 HWY 46 W BOERNE TX 78006
TEXAS SECURITY BANK	1212 TURTLE CREEK BOULEVARD DALLAS TX 75207

Claim Name	Address Information
US BANK NATIONAL ASSCN, AS TTEE FOR	HLDERS OF GS MRTG SECS CORP TR 2018-HART PSSTHRU CERTS 2018HART & THE RR INT OWNR 190 S LASALLE ST 7TH FL,MLCODE MK-IL-SL7 CHICAGO IL 60603
WELLS FARGO BANK	1901 HARRISON ST 2ND FL ATTN JILL SELDEN, VP OAKLAND CA 94612

Total Creditor count 45

Claim Name	Address Information
AMITY CONSTRUCTION COMPANY	ATTN: BOB ELLERD 1404 BROOKSIDE CAROLLTON TX 75007
BRIDGES ELECTRIC INC	15330 LBJ FREEWAY, STE 315 MESQUITE TX 75150
CARROLLTON-FB ISD	1445 NORTH PERRY ROAD CARROLLTON TX 75006
CITY OF IRVING	825 WEST IRVING BLVD IRVING TX 75060
DALLAS CO. HOSP. DIST.	500 ELM STREET, SUITE 3300 DALLAS TX 75202
DALLAS COUNTY COLLEGE DIST.	500 ELM STREET, SUITE 3300 DALLAS TX 75202
DALLAS COUNTY TAX OFFICE	500 ELM STREET SUITE 3300 DALLAS TX 75202
DYNAMIC MECHANICAL SOLUTIONS	ATTN: MATTHEW MASHBURN 2023 E. SHADY GROVE ROAD SUITE 5 IRVING TX 75060
KELLYS GLASS AND MIRROR INC	618 S BELT LINE RD IRVING TX 75060-2111
SCHOOL EQUALIZATION TAX	TEXAS EDUCATION AGENCY 1701 N. CONGRESS AVENUE AUSTIN TX 78701

**Total Creditor count 10**

## **EXHIBIT D**

Electronic Mail Contract Counterparties Service List

<b>Contract Counterparty</b>	<b>Email Address</b>
CEC ENTERTAINMENT, INC.	shartman@cecentertainment.com
COADVANTAGE CORPORATION	mpowell@coadvantage.com
DACHSER USA AIR & SEA LOGISTICS INC.	manuelabuin@dachser.com
LENNAR HOMES OF TEXAS	Jennifer.Eller@Lennar.com
LENNAR HOMES OF TEXAS	Jennifer.Eller@Lennar.com
LEVEL 3 COMMUNICATIONS, LLC	mark.daniel2@level3.com
MITSUMI BUSSAN LOGISTICS, INC	cliang@bli.com
PEI WEI ASIAN DINER, LLC	Brad.David@peiwei.com

## **EXHIBIT E**

Creditor Name	Email Address
ABERNATHY, ROEDER, BOYD & HULLET, P.C.	plopez@abernathy-law.com; bankruptcy@abernathy-law.com; ehahn@abernathy-law.com
ALL TEX ROOFING LLC	tony@alltexroofing.com
ASHBY & GEDDES	gtaylor@ashbygeddes.com; bkeenana@ashbygeddes.com
ASTRO TECH SERVICES, LLC	kbartley@ws-law.com
DELAWARE DEPARTMENT OF JUSTICE	attorney.general@delaware.gov
DELAWARE STATE TREASURY	liza.davis@delaware.gov
FERGUSON BRASWELL FRASER KUBASTA PC	rsmiley@fbfk.law
FOX ROTHSCHILD LLP	jesseharris@foxrothschild.com; sslater@foxrothschild.com; mmenkowitz@foxrothschild.com
HARRIS COUNTY ATTORNEY'S OFFICE	taxbankruptcy.cao@harriscountytexas.gov
INTERNAL REVENUE SERVICE	charles.messing@irs.gov; dennis.moody@irs.gov
JACK SHRUM, P.A.	jshrums@jshrumsllaw.com
KASEN & KASEN, P.C.	jkasen@kasenlaw.com
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP	sanantonio.bankruptcy@lgbs.com
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP	houston_bankruptcy@lgbs.com
OFFICE OF THE UNITED STATES TRUSTEE	John.Schanne@usdoj.gov
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP	emccain@pbfc.com
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP	mvaldez@pbfc.com
ROBINSON & COLE LLP	jedmonson@rc.com; kdute@rc.com
SECRETARY OF STATE/DIV OF REVENUE	dosdoc_ftax@delaware.gov
SECURITIES & EXCHANGE COMMISSION	CommissionerPeirce@sec.gov; CommissionerCrenshaw@sec.gov; CommissionerUyeda@sec.gov; CommissionerLizarraga@sec.gov
SECURITIES & EXCHANGE COMMISSION	ocr@sec.gov
STI-GC, LLC	mjoyce@mjlawoffices.com
THE UNITED STATES ATTORNEYS OFFICE	usatxs.atty@usdoj.gov
WEAVER AND TIDWELL LLP	hope.everett@weaver.com



Creditor Name	Email Address
AMITY CONSTRUCTION COMPANY	bobellerd@amityconstruction.net
BLUE HAWK CONSTRUCTION LLC	info@bluehawkconstruction.com
CRAWFORD ELECTRIC SUPPLY COMPANY, INC.	crawfordonline@crawfordelectricsupply.com
DYNAMIC MECHANICAL SOLUTIONS	info@dmsprofessionals.com
PERFECT SCENTS OF TEXAS	PERFECTSCENTSCANDLES@LIVE.COM
PRECISION GENERAL CONTRACTING, LLC	info@PrecisionContracting.com
SWADLEY ROOF SYSTEMS, LLC	info@swadleyroofsystems.com
TAYLOR WATERPROOFING PLUS, INC.	info@taylorwaterproofing.com
TEXAS SECURITY BANK	info@TexasSecurityBank.com

Creditor Name	Email Address
EAST WEST BANK	Jia.li@eastwestbank.com
EAST WEST BANK	Maria.Isenhower@eastwestbank.com
KEYBANK NATIONAL ASSOCIATION (AGENT)	karen_marie_white@keybank.com
KEYBANK NATIONAL ASSOCIATION (AGENT)	michael_a_tilden@keybank.com
KEYBANK NATIONAL ASSOCIATION (AGENT)	teresa_sprinkle@keybank.com
TEXAS CAPITAL BANK	Scott.skrabanek@texascapitalbank.com; Samantha.Mori@texascapitalbank.com
TEXAS CAPITAL BANK	missy.merric@texascapitalbank.com
WELLS FARGO BANK	cmscashmgt@wellsfargo.com; CMSAccountServices@wellsfargo.com; EGSCashManagementMailbox@wellsfargo.com