

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

In re:

BEDMAR, LLC,

Debtor.

Chapter 11

Case No. 25-11027 (JKS)

**CEGM ALACHUA, LLC'S LIST OF WITNESSES AND EXHIBITS  
FOR HEARING SCHEDULED ON JUNE 26, 2025**

CEGM Alachua, LLC ("CEGM Alachua"), by and through its counsel, DLA Piper LLP (US), hereby designates the following witnesses and exhibits (the "Witness and Exhibit List") for the hearing scheduled for **June 26, 2025 at 10:00 a.m. (ET)** before the Honorable J. Kate Stickles, United States Bankruptcy Judge, at United States Bankruptcy Court for the District of Delaware, 824 North Market Street, 5th Floor, Courtroom 6, Wilmington, Delaware 19801 (the "Hearing") with respect to the *Motion of the Debtor for Entry of an Order (I) Authorizing (A) Rejection of Certain Unexpired Leases of Nonresidential Real Property and (B) Abandonment of any Remaining Personal Property Located at the Leased Sites, and (II) Granting Related Relief* [D.I. 4] (the "Motion").

**A. WITNESSES**

CEGM Alachua designates the following individuals as witnesses whose live testimony may be relied upon during the Hearing:

1. Any witness identified or offered by any other party or whose direct testimony is proffered to the Court through declaration or otherwise.

**B. EXHIBITS**

<b>Debtors' Exhibit No.</b>	<b>Description of Exhibit</b>	<b>ECF No.</b>
1.	Lease for 13141 N.W. Nano Court, Alachua, FL	69-1, 77
2.	Guaranty to Lease	69-2, 77
3.	Declaration of Christopher S. Sontchi, Independent Manager of the Debtor, in Support of Chapter 11 Petition and First Day and Other Pleadings	6
4.	Supplement to Declaration of Christopher S. Sontchi, Independent Manager of the Debtor, in Support of Chapter 11 Petition and First Day and Other Pleadings, and Exhibit Thereto	41, 41-1
5.	Notice of Deposition	63
6.	Notice of Service Regarding CEGM Alachua's First Set of Requests for Production of Documents Directed to Debtor	62
7.	Chapter 11 Plan of Reorganization	7
8.	Disclosure Statement	8
9.	Any exhibit identified or offered by any other party.	

CEGM Alachua reserves the right to amend, supplement, or modify this Witness and Exhibit List and introduce into evidence: (i) any exhibits listed by other parties, (ii) any documents for the purposes of rebuttal or impeachment, or (iii) any pleading, hearing transcript, order, or other document filed with the Court in this Chapter 11 case or any adversary proceeding. CEGM Alachua further reserves the right (x) to call any witness identified by any other party or for the purposes of rebuttal, and (y) to not call any witness identified herein.

*[Remainder of page intentionally left blank]*

Dated: June 25, 2025  
Wilmington, Delaware

Respectfully submitted,

**DLA PIPER LLP (US)**

/s/ Stuart M. Brown  
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*Counsel for CEGM Alachua, LLC*

**CERTIFICATE OF SERVICE**

I, Stuart M. Brown, hereby certify that on this 25th day of June, 2025, a true and correct copy of the foregoing *CEGM Alachua, LLC's List of Witnesses and Exhibits for Hearing Scheduled on June 26, 2025* was served via the Court's CM/ECF system upon the parties registered to receive such notifications in this case.

/s/ Stuart M. Brown  
Stuart M. Brown (DE 4050)