

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ALABAMA
SOUTHERN DIVISION**

In Re:)	
PREMIER KINGS, INC., et al.)	
)	CASE NO. 23-02871 (TOM11)
Debtor.)	(Jointly Administered)
)	
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PREMIER HOLDINGS OF GEORGIA, LLC,)	
)	
Plaintiff,)	
)	
v.)	Adv. Proc. No. 24-00016-TOM
)	
RRG OF JACKSONVILLE, LLC,)	
)	
Defendant.)	
)	

PLAINTIFF PREMIER HOLDINGS OF GEORGIA LLC'S
NOTICE OF FILING DEMONSTRATIVE EXHIBIT

COMES NOW, plaintiff Premier Holdings of Georgia, LLC ("PHGA"), by and through its undersigned counsel, and hereby files the following demonstrative exhibit (the "Demonstrative Exhibit") in support of PHGA's *Motion for Summary Judgment* [AP Doc. No. 43], PHGA's *Brief in Support of Opposition to Defendant's Motion for Judgment on the Pleadings, Defendant's Presumed Motion for Summary Judgment, Defendant's Motion for Relief from Order Assuming and Assigning Contract, and Brief in Support of Plaintiff's Motion for Summary Judgment* [AP Doc. No. 48; Bankr. Doc. No. 847], PHGA's *Brief in Reply to Defendant's Memorandum of Law in Opposition to Plaintiff's Motion for Summary Judgment* [AP. Doc. No. 57; Bankr. Doc. No. 860], and PHGA's *Evidentiary Submission in Support of Plaintiff Premier Holdings of Georgia, LLC's Motion for Summary Judgment* [AP Doc. No. 47; Bankr. Doc. No. 846], entitled: *PHGA and RRG Notable Dates Timeline*. PHGA intends to reference the Demonstrative Exhibit during



the hearing set for Monday, December 16, 2024. The Demonstrative Exhibit is attached hereto as
Exhibit "A."

Dated this the 11th day of December, 2024.

/s/ Heather A. Jamison

Michael Leo Hall (AL Bar #ASB-8891-A55M)

Heather A. Jamison (AL Bar #ASB-8673-H49L)

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CERTIFICATE OF SERVICE

Service of the foregoing shall be made via ECF to all parties entitled to notice thereunder, and to the following via e-mail, and if e-mail is not available via U.S. mail, on this the 11th day of December, 2024:

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/s/ Heather A. Jamison

OF COUNSEL

EXHIBIT A

PHGA AND RRG NOTABLE DATES TIMELINE

[see following page]

DATE	EVENT
5/8/2018	PKGI and Ground Landlord entered into the Ground Lease
5/17/2019	PHGA and PKGI entered into the Development Agreement
10/3/2023	Debtors' Petition Date
10/25/2023	Debtor PKGI and RRG entered into the APA
12/21/2023	Sale Order entered approving RRG's APA
12/26/2023	RRG's deadline to designate leases to assume
1/5/2024	RRG received copies of the Ground Lease and Development Agreement
1/14/2024	RRG's deadline to remove designated leases from assumption
1/16/2024	Closing Date
1/16/2024	Assignment and Assumption of Ground Lease subject to the Development Agreement
1/23/2024	Debtor PKGI paid cure costs due under Development Agreement
4/5/2024	PHGA filed the Adversary Proceeding