

Fill in this information to identify the case:

Debtor 1 The Container Store Group, Inc. et al
Debtor 2 _____
(Spouse, if filing)
United States Bankruptcy Court for the: Southern District of Texas
Case number 24-90627

United States Courts
Southern District of Texas
FILED

MAR 10 2025

Nathan Ochsner, Clerk of Court

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?	<u>The City and County of Denver - Manager of Finance</u> 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?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent? <u>Attn: Bankruptcy</u> Name <u>201 W. Colfax Ave., MC 1001, Dept 1009</u> Number Street <u>Denver</u> <u>CO</u> <u>80202</u> City State ZIP Code Contact phone <u>(720) 913-9955</u> Contact email <u>bankruptcy@denvergov.org</u> Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____	Where should payments to the creditor be sent? (if different) Name _____ Number Street _____ City State ZIP Code _____ Contact phone _____ Contact email _____
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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?	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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: 2 0 0 0

7. How much is the claim? \$ 13,949.06. 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.
Taxes

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: Business Personal Property
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: \$ 631,263.00
 Amount of the claim that is secured: \$ 13,949.06
 Amount of the claim that is unsecured: \$ 0.00 (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) 12.00 %
☒ 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. \$ _____

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:

☐ 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.

Amount entitled to priority

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

* 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 02/28/2025

MM / DD / YYYY



Digitally signed by Doyle, Shane R. -
DOF CV2310 Fiscal Administrator I
Date: 2025.02.28 09:02:07 -07'00'

Signature

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

Name Shane Doyle

First name

Middle name

Last name

Title

Tax Fiscal Administrator

Company

The City and County of Denver - Manager of Finance

Identify the corporate servicer as the company if the authorized agent is a servicer.

Address

201 W. Colfax Ave., MC 1001, Dept 1009

Number Street

Denver

CO

80202

City

State

ZIP Code

Contact phone

720-913-9360

Email bankruptcy@denvergov.org

**ADDENDUM TO:
CITY AND COUNTY OF DENVER
PROOF OF CLAIM
RE: Case 24-90627 The Container Store Group, Inc. et al**

1. The attached Proof of Claim is for outstanding assessed Business Personal Property Tax, which is now a priority lien on the property. The Colorado Revised Statute states in §39-1-107(2) titled "Tax liens" that, "Taxes levied on real and personal property, together with any delinquent interest, advertising costs, and fees prescribed by law with respect to any such taxes as may have become delinquent, **shall be a perpetual lien thereon, and such lien shall have priority over all other liens until such taxes, delinquent interest, advertising costs, and fees shall have been paid in full.**"
2. The Proof of Claim reflects secured 2024 Business Personal Property Tax. Property Tax ~~has an assessment date of January 1 of each tax year (§39-1-105) and the tax lien attaches on that same date (§39-1-107(1)).~~
3. The outstanding Property Tax is due and owed to Denver and must be paid before the property is transferred or sold.



CITY AND COUNTY OF DENVER
TREASURY DIVISION
PO BOX 17420
DENVER, CO 80217-0420
TEL: (720) 513-9300
WWW.DENVERGOV.ORG/TREASURY

PERSONAL PROPERTY TAX STATEMENT

IMPORTANT: SEE REVERSE SIDE

THIS STATEMENT IS FOR PROPERTY TAX ON THE PROPERTY SHOWN BELOW TO BE COLLECTED ON BEHALF OF THE DENVER PUBLIC SCHOOLS AND THE CITY AND COUNTY OF DENVER.

PROPERTY ADDRESS : 3110 E 1ST AVE		PARCEL ID 416022000		
LEGAL DESCRIPTION or PERSONAL PROPERTY LOCATION 416022000-TCA#05 CONTAINER STORE THE RYAN LLC PO BOX 802206 DALLAS TX 75380-2206		USER ID SDOYLE	DATE 02/25/2025	SEQUENCE# 1
		TAX YEAR 2024	PAYABLE YEAR 2025	
		FIGURES GOOD UNTIL: 02/28/2025		
* Due to space constraints, this legal description may not be complete. Please contact the Denver Assessor at 8-1-1 for a complete legal description and with any questions.				
TAXING ENTITY		MILL LEVY (\$ PER THOUSAND OF ASSESSED VALUE)	TAX AMOUNT	
AFFORDABLE HOUSING		0.391000	68.86	
CAPITAL MAINTENANCE		2.519000	443.66	
CITY BOND FUND		6.500000	1,144.78	
DENVER PUBLIC LIBRARY		1.517000	267.16	
DENVER PUBLIC SCHOOLS		52.311000	9,213.02	
DEVELOPMENTALLY DISABLED		1.013000	178.40	
FIRE PENSION FUND		0.977000	172.08	
GENERAL FUND DENVER		9.375000	1,651.12	
POLICE PENSION FUND		1.166000	205.36	
SOCIAL SERVICES		2.433000	428.50	
URBAN DRAINAGE & FLOOD CONTROL *		1.000000	176.12	
TOTAL LEVY		79.202000		
* NOTE: INCLUDES TEMPORARY MILL LEVY RATE REDUCTION				
Make Check Payable to: Manager of Finance		DUE APRIL 30		
		TOTAL TAX AND FEES	\$13,949.06	
		DUE LAST DAY OF FEBRUARY FIRST HALF TAX AND FEES	\$6,974.53	DUE JUNE 16 SECOND HALF TAX AND FEES \$6,974.53

NOTE: 66% OF THESE TAXES ARE DETERMINED BY AND COLLECTED FOR THE DENVER PUBLIC SCHOOLS.

Your School District No. 1 General Fund Mill Levy would have been 38.075 mills without State aid.

ACTUAL VALUATION	631,263
ASSESSED VALUATION	176,120
EXEMPTIONS	0
NET VALUATION	176,120

DUE LAST DAY OF FEBRUARY FIRST HALF TAX AND FEES	\$6,974.53
DUE JUNE 16 SECOND HALF TAX AND FEES	\$6,974.53

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - RETAIN TOP PORTION FOR YOUR RECORDS

PERSONAL PROPERTY TAX STATEMENT

FIGURES GOOD UNTIL: 02/28/2025

RETURN TO:
CITY AND COUNTY OF DENVER
TREASURY DIVISION
PO BOX 17420
DENVER, CO 80217-0420

Make payment for only one of the exact amounts. No partial payments may be made.
Please include PARCEL ID Number on the face of check and/or any correspondence.

05	PAYABLE ONLINE AT: WWW.DENVERGOV.ORG/TREASURY BY CHECK TO: MANAGER OF FINANCE	PARCEL ID 416022000	ALT KEY 6023727
		TAX YEAR 2024	PAYABLE YEAR 2025
		If paid after due date, contact us for correct amounts due.	DUE JUNE 16 SECOND HALF TAX AND FEES \$6,974.53

CONTAINER STORE THE

PP 2024 DC 05 6023727 00 0000000000 00000000 02 0000697453 20250616 1

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - RETAIN TOP PORTION FOR YOUR RECORDS

PERSONAL PROPERTY TAX STATEMENT

FIGURES GOOD UNTIL: 02/28/2025

RETURN TO:
CITY AND COUNTY OF DENVER
TREASURY DIVISION
PO BOX 17420
DENVER, CO 80217-0420

Make payment for only one of the exact amounts. No partial payments may be made.
Please include PARCEL ID Number on the face of check and/or any correspondence.

05	PAYABLE ONLINE AT: WWW.DENVERGOV.ORG/TREASURY BY CHECK TO: MANAGER OF FINANCE	PARCEL ID 416022000	ALT KEY 6023727
		TAX YEAR 2024	PAYABLE YEAR 2025
		If paid after due date, contact us for correct amounts due.	DUE LAST DAY OF FEBRUARY FIRST HALF TAX AND FEES \$6,974.53
	DUE APRIL 30 TOTAL TAX AND FEES	\$13,949.06	

CONTAINER STORE THE

PP 2024 DC 05 6023727 03 0001394906 20250430 01 0000697453 20250228 8

THE PROPERTY TAX PROCESS

Colorado Revised Statutes 7.2, as amended, require the County Assessor to determine the actual value of property pursuant to specific guidelines. Assessed valuation is 6.7 percent of actual value for residential property and 27.9 percent of actual value for non-residential property.

The mill levy (tax rate) for each fund or entity is multiplied by the assessed valuation to determine the tax amount for each fund or entity. The Denver funds (General Fund, Capital Maintenance, Social Services, City Bond Fund, Developmentally Disabled, Fire and Police Pensions, and Affordable Housing) are established by Denver City Council. The capital maintenance mill levy was approved by Denver voters in 2007. School levies are established by the School Board, and other district rates by their governing bodies.

County Assessors are responsible for VALUATION of property. For Real Property Valuation questions (720) 913-1311. For Personal Property Valuation questions (720) 913-1311.

County Treasurers are responsible only for COLLECTION of tax. Phone: (720) 913-9300.

For information on property tax deferrals through the State of Colorado, please visit: Colorado.propertytaxdeferral.com/home

RPTD. A fee for failure to submit a Real Property Declaration. This fee will be imposed yearly, until the required transfer declaration is submitted to the County Assessor. 39-14-102(1)(b) CRS.

PARCEL ID

The parcel ID is a unique number identifying this property. Please write this number on your check and on any correspondence sent to the Treasury Division or the Assessment Division.

Please verify the Legal Description for real estate and the property location for personal property to be sure you are paying taxes on the right property.

MORTGAGE COMPANY PAYMENTS

Payment of property taxes is the property owner's responsibility. If a mortgage company pays your taxes for you, you should not receive a delinquent notice after June 15th. If you receive a delinquent notice and were expecting your mortgage company to make payment, contact your mortgage company immediately.

Mailing address changes for property notifications may be sent to the Assessor's Office by mail to 201 W. Colfax Ave., Dept. 406, Denver, CO 80202; or by e-mail assessor@denvergov.org; or by fax (720) 913-4101.

If the due date for filing any of the optional payments falls on a Saturday, Sunday or a legal holiday, the tax will be timely filed if paid on the next business day. CRS 39-10-104.5.

Mailing address changes for property notifications may be sent to the Assessor's Office by mail to 201 W. Colfax Ave., Dept. 406, Denver, CO 80202; or by e-mail assessor@denvergov.org; or by fax (720) 913-4101.

If the due date for filing any of the optional payments falls on a Saturday, Sunday or a legal holiday, the tax will be timely filed if paid on the next business day. CRS 39-10-104.5.

WHEN TO PAY PROPERTY TAXES

You have the option to pay your taxes in full in one payment or in first and second half installments.

First half: The first half becomes delinquent after the last day of February along with fees for General Improvement, Business Improvement, and Maintenance Districts as well as Service Liens.

Second half: The second half becomes delinquent after June 16th.

Full Amount: The full amount becomes delinquent after April 30th (unless first half was paid). Tax bills totaling less than \$25.00 must be paid in full in one payment by April 30th.

THE FOLLOWING INTEREST WILL ACCRUE ON LATE PAYMENTS.

DEADLINE	Last Day of February	June 16 th	April 30th
MONTH PAID	HALF TAX OPTION		FULL TAX OPTION
	1ST	2ND	
March	1%	—	—
April	2%	—	—
May	3%	—	1%
June 16	4%	—	2%
June 17 - 30	4%	1%	2%
July	5%	2%	3%
August	6%	3%	4%
September	7%	4%	5%
October	8%	5%	6%
November	9%	6%	7%
December	10%	7%	8%

Payments must be RECEIVED in the Treasury Division or postmarked by the U.S. Postal Service on or before due dates or delinquent interest may be charged.

Paying by check authorizes the City & County of Denver to debit your bank account electronically or by presenting your check. If payment is dishonored, we may resubmit your check up to three additional times before referring it to a collection agency.

There is a \$20.00 FEE FOR ALL INSUFFICIENT FUND CHECKS.