

**ENTERED**

March 12, 2025

Nathan Ochsner, Clerk

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE SOUTHERN DISTRICT OF TEXAS  
HOUSTON DIVISION**

----- X  
In re: : Chapter 11  
: :  
THE CONTAINER STORE GROUP, INC., *et al.*, : Case No. 24-90627 (ARP)  
: :  
Reorganized Debtors <sup>1</sup> : (Jointly Administered)  
: :  
----- X

**FINAL ORDER ALLOWING COMPENSATION  
AND REIMBURSEMENT OF EXPENSES OF A&G REALTY PARTNERS, LLC,  
REAL ESTATE ADVISOR AND CONSULTANT TO THE DEBTORS**

**(Relates to Docket No. 224)**

The Court has considered the *First and Final Fee Application of A&G Realty Partners, LLC, Real Estate Advisor and Consultant to the Debtors, for the Fee Period from December 22, 2024 through January 24, 2025* (the “Application”), filed by A&G Realty Partners, LLC (the “Applicant”). The Court orders:

1. Applicant is allowed compensation and reimbursement of expenses in the amount of \$3,057,266.32, for the period set forth in the Application.
2. The compensation and reimbursement of expenses allowed in this Order are approved on a final basis.
3. The Reorganized Debtors are authorized to disburse any unpaid amounts allowed by paragraphs 1 or 2 of this Order.

Signed: March 12, 2025

  
Alfredo R Pérez  
United States Bankruptcy Judge

<sup>1</sup> The Reorganized Debtors in these cases, together with the last four digits of each Reorganized Debtor’s taxpayer identification number, are: The Container Store Group, Inc. (5401); The Container Store, Inc. (6981); C Studio Manufacturing Inc. (4763); C Studio Manufacturing LLC (5770); and TCS Gift Card Services, LLC (7975). The Reorganized Debtors’ mailing address is 500 Freeport Parkway, Coppell, TX 75019.



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United States Bankruptcy Court  
Southern District of Texas

In re:  
The Container Store Group, Inc.  
The Container Store, Inc.  
Debtors

Case No. 24-90627-arp  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0541-4

User: ADIuser

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Date Rcvd: Mar 12, 2025

Form ID: pdf002

Total Noticed: 33

The following symbols are used throughout this certificate:

| Symbol | Definition                                                                                                                                                                                                                     |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| +      | Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP. |
| ^      | Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.                                                                                                                 |

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 14, 2025:**

| Recip ID | Recipient Name and Address                                                                                                                                     |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| db       | + C Studio Manufacturing Inc., 500 Freeport Parkway, Coppell, TX 75019-7420                                                                                    |
| db       | + TCS Gift Card Services, LLC, 500 Freeport Parkway, Coppell, TX 75019-7420                                                                                    |
| db       | + The Container Store Group, Inc., 500 Freeport Parkway, Coppell, TX 75019-7420                                                                                |
| db       | + The Container Store, Inc., 500 Freeport Parkway, Coppell, TX 75019-3998                                                                                      |
| aty      | + Ronald K. Brown, Jr., Ronald K. Brown, Jr. APC, 901 Dove Street, Suite 120, Newport Beach, CA 92660-3018                                                     |
| cr       | + Dallas County, c/o John Kendrick Turner, 3500 Maple Avenue, Suite 800, Dallas, TX 75219 UNITED STATES 75219-3906                                             |
| cr       | + FSLRO 7580 W Bell Glendale, LLC, c/o Mark Taylor, Holland & Knight LLP, 98 San Jacinto, Suite 1900 Austin, TX 78701-4238                                     |
| cr       | Inland Commercial Real Estate Services LLC, c/o Barclay Damon LLP, Attn: Kevin M. Newman, Barclay Damon Tower, 125 Esat Jefferson Street Syracuse, NY 13202    |
| cr       | + Lawyers for Justice, PC for Rashon Hayes, indiv. a, lawyers for justice, 450 North Brand Blvd., #900, Glendale, CA 91203, UNITED STATES 91203-2397           |
| cr       | + PMG Worldwide, LLC, c/o J. Machir Stull, Jackson Walker LLP, 2323 Ross Avenue, Ste. 600 Dallas, TX 75201-2725                                                |
| cr       | + PREIT Services, LLC, as agent for Cherry Hill Cent, Jeffrey Kurtzman, Esquire, 101 N Washington Avenue, Suite 4A, Margate, NJ 08402 UNITED STATES 08402-1195 |
| intp     | + Patricia Schrage United States Securities & Exchan, 100 Pearl Street, Suite 20-100, New York, NY 10004-6003                                                  |
| cr       | + Tarrant County, c/o John Kendrick Turner, 3500 Maple Avenue, Suite 800, Dallas, TX 75219 UNITED STATES 75219-3906                                            |
| cr       | + Town of Fairview, c/o John Kendrick Turner, 3500 Maple Avenue, Suite 800, Dallas, TX 75219 UNITED STATES 75219-3906                                          |

TOTAL: 14

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

| Recip ID | Notice Type: Email Address                      | Date/Time            | Recipient Name and Address                                                                                                           |
|----------|-------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| aty      | + Email/Text: lreece@pbfc.com                   | Mar 12 2025 20:35:00 | Linda D Reece, Perdue, Brandon, Fielder, Collins & Mott, 1919 S. Shiloh Rd., Suite 640, LB 40, Garland, TX 75042-8236                |
| cr       | + Email/Text: bk@bpretail.com                   | Mar 12 2025 20:35:00 | Brookfield Properties Retail Inc., Kristen N. Pate, 350 N. Orleans St., Suite 300, Chicago, IL 60654-1607                            |
| cr       | + Email/Text: bankruptcy@abernathy-law.com      | Mar 12 2025 20:36:00 | COLLIN COUNTY TAX ASSESSOR/COLLECTOR, Abernathy, Roeder, Boyd & Hullett, P.C., 1700 Redbud Blvd., Suite 300, McKinney, TX 75069-3276 |
| cr       | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | City of Houston, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064                 |
| cr       | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | Cypress-Fairbanks ISD, Linebarger Goggan Blair & Sampson LLP, C/O Tara L. Grundemeier, P.O. Box 3064, Houston, TX 77253-3064         |
| cr       | + Email/Text: jason.rudd@wickphillips.com       | Mar 12 2025 20:35:00 | Design Ideas, Inc., c/o Wick Phillips, 3131 McKinney Ave., Suite 500, Dallas, TX 75204-2441                                          |
| cr       | Email/Text: susan.fuertes@harriscountytexas.gov | Mar 12 2025 20:35:37 | Harris County, ATTN: Property Tax Division, Harris County Attorney's Office, P.O. Box 2848,                                          |

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|    |                                                 |                      |                                                                                                                                         |
|----|-------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                 |                      | Houston, TX 77252, UNITED STATES                                                                                                        |
| cr | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | Harris County ESD #11, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064              |
| cr | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | Harris County ESD #29, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064              |
| cr | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | Harris County ID #01, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064               |
| cr | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | Houston Community College System, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064   |
| cr | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | Houston ISD, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064                        |
| op | + Email/Text: kccnoticing@kccllc.com            | Mar 12 2025 20:35:00 | Kurtzman Carson Consultants, LLC d/b/a Verita Glob, 222 N. Pacific Coast Highway, Suite 300, El Segundo, CA 90245-5614                  |
| cr | Email/Text: sanantonio.bankruptcy@publicans.com | Mar 12 2025 20:34:00 | Bexar County, Linebarger Goggan Blair & Sampson, c/o Don Stecker, 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205, UNITED STATES |
| cr | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | Lone Star College System, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064           |
| cr | Email/Text: houston_bankruptcy@LGBS.com         | Mar 12 2025 20:36:00 | Montgomery County, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, P.O. Box 3064, Houston, TX 77253-3064                |
| cr | + Email/Text: cmartin@simon.com                 | Mar 12 2025 20:36:00 | Simon Property Group, Inc., Attn: Ronald M. Tucker, Esq., 225 West Washington Street, Indianapolis, IN 46204-3438                       |
| cr | ^ MEBN                                          | Mar 12 2025 20:31:24 | Texas Comptroller of Public Accounts, Revenue Acco, Callan Searcy, P.O. Box 12548, Austin, TX 78711-2548                                |
| cr | + Email/Text: BKECF@traviscountytx.gov          | Mar 12 2025 20:35:00 | Travis County, c/o Jason A. Starks, P.O. Box 1748, Austin, TX 78767-1748                                                                |

TOTAL: 19

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

| Recip ID | Bypass Reason | Name and Address                        |
|----------|---------------|-----------------------------------------|
| aty      |               | Hunton Andrews Kurth LLP                |
| aty      |               | Latham & Watkins LLP                    |
| consult  |               | A&G Realty Partners, LLC                |
| cr       |               | Ad Hoc Group of Term Lenders            |
| cr       |               | Bridge33 Capital, LLC                   |
| cr       |               | CLEAR CREEK INDEPENDANT SCHOOL DISTRICT |
| cr       |               | Century City Mall, LLC                  |
| cr       |               | Eclipse Business Capital LLC            |
| fa       |               | FTI Consulting, Inc.                    |
| cr       |               | Frisco ISD                              |
| cr       |               | Galleria Alpha Plaza, Ltd.              |
| fa       |               | Houlihan Lokey Capital, Inc.            |
| cr       |               | JPMorgan Chase Bank, N.A.               |
| cr       |               | Kimco Realty Corporation                |

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|      |    |                                                                          |
|------|----|--------------------------------------------------------------------------|
| cr   |    | Kite Realty Group, L.P.                                                  |
| intp |    | Leonard Green & Partners, LP                                             |
| cr   |    | Metro Pointe Retail Associates II                                        |
| cr   |    | NNN REIT, Inc.                                                           |
| cr   |    | Regency Centers, L.P.                                                    |
| cr   |    | Southcenter Owner LLC                                                    |
| db   | *+ | C Studio Manufacturing LLC, 500 Freeport Parkway, Coppell, TX 75019-7420 |

TOTAL: 20 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

**I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 14, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

**The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 12, 2025 at the address(es) listed below:**

| <b>Name</b>            | <b>Email Address</b>                                                                                                                                                                                   |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ashley L. Harper       | on behalf of Debtor The Container Store Group Inc. ashleyharper@HuntonAK.com                                                                                                                           |
| Brendan Recupero       | on behalf of Creditor Eclipse Business Capital LLC brecupero@riemerlaw.com                                                                                                                             |
| Callan Clark Searcy    | on behalf of Creditor Texas Comptroller of Public Accounts Revenue Accounting Division<br>bk-csearcy@texasattorneygeneral.gov, sherri.simpson@oag.texas.gov                                            |
| Charles Martin Persons | on behalf of Creditor Ad Hoc Group of Term Lenders charlespersons@paulhastings.com<br>michaelmagzamen@paulhastings.com;davidmohamed@paulhastings.com;mataskowski@paulhastings.com                      |
| Cheryl Lynne Stengel   | on behalf of Creditor Lawyers for Justice PC for Rashon Hayes, indiv. and on behalf of other members of the general public (PAGA) clstengel@outlook.com                                                |
| Don Stecker            | on behalf of Creditor Bexar County sanantonio.bankruptcy@lgbs.com                                                                                                                                      |
| Donald E Rothman       | on behalf of Creditor Eclipse Business Capital LLC drothman@riemerlaw.com                                                                                                                              |
| Eric Michael English   | on behalf of Interested Party Leonard Green & Partners LP eenglish@porterhedges.com,<br>emoreland@porterhedges.com;egarfas@porterhedges.com;mwebb@porterhedges.com;eliana-garfas-8561@ecf.pacerpro.com |
| Evan Gershbein         | on behalf of Other Prof. Kurtzman Carson Consultants LLC d/b/a Verita Global ECFpleadings@kccllc.com,<br>ECFpleadings@kccllc.com                                                                       |
| Ha Minh Nguyen         | on behalf of U.S. Trustee US Trustee ha.nguyen@usdoj.gov                                                                                                                                               |
| Jason Starks           | on behalf of Creditor Travis County bkecf@traviscountytexas.gov                                                                                                                                        |
| Jeffrey Kurtzman       | on behalf of Creditor PREIT Services LLC, as agent for Cherry Hill Center LLC kurtzman@kurtzmansteady.com                                                                                              |

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|                       |                                                                                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| John F Higgins, IV    | on behalf of Interested Party Leonard Green & Partners LP jhiggins@porterhedges.com, emoreland@porterhedges.com; eliana-garfias-8561@ecf.pacerpro.com; mwebb@porterhedges.com |
| John Kendrick Turner  | on behalf of Creditor Dallas County john.turner@lgbs.com Dora.Casiano-Perez@lgbs.com; Dallas.Bankruptcy@lgbs.com                                                              |
| John Kendrick Turner  | on behalf of Creditor Town of Fairview john.turner@lgbs.com Dora.Casiano-Perez@lgbs.com; Dallas.Bankruptcy@lgbs.com                                                           |
| John Kendrick Turner  | on behalf of Creditor Tarrant County john.turner@lgbs.com Dora.Casiano-Perez@lgbs.com; Dallas.Bankruptcy@lgbs.com                                                             |
| John Machir Stull     | on behalf of Creditor PMG Worldwide LLC mstull@jw.com, kgradney@jw.com; osalvatierra@jw.com; dtrevino@jw.com                                                                  |
| Kaleb Bailey          | on behalf of Debtor The Container Store Group Inc. kbailey@huntonak.com                                                                                                       |
| Kristen N Pate        | on behalf of Creditor Brookfield Properties Retail Inc. bk@brookfieldpropertiesretail.com                                                                                     |
| Lyle Stein            | on behalf of Creditor Eclipse Business Capital LLC lstein@riemerlaw.com                                                                                                       |
| Mark Curtis Taylor    | on behalf of Creditor FSLRO 7580 W Bell Glendale LLC mtaylor@krcl.com, ajezisek@krcl.com                                                                                      |
| Meghan Danyelle Young | on behalf of Creditor Design Ideas Inc. meghan.young@wickphillips.com, brenda.ramirez@wickphillips.com; courtmail@wickphillips.com                                            |
| Melissa E Valdez      | on behalf of Creditor CLEAR CREEK INDEPENDANT SCHOOL DISTRICT mvaldez@pbfc.com mvaldez@ecf.courtdrive.com; arandermann@pbfc.com                                               |
| Micheal W Bishop      | on behalf of Creditor Galleria Alpha Plaza Ltd. mbishop@grayreed.com                                                                                                          |
| Michelle E Shriro     | on behalf of Creditor Bridge33 Capital LLC mshriro@singerlevick.com, scotton@singerlevick.com; tguillory@singerlevick.com                                                     |
| Michelle E Shriro     | on behalf of Creditor Century City Mall LLC mshriro@singerlevick.com, scotton@singerlevick.com; tguillory@singerlevick.com                                                    |
| Michelle E Shriro     | on behalf of Creditor Inland Commercial Real Estate Services LLC mshriro@singerlevick.com scotton@singerlevick.com; tguillory@singerlevick.com                                |
| Michelle E Shriro     | on behalf of Creditor Kimco Realty Corporation mshriro@singerlevick.com scotton@singerlevick.com; tguillory@singerlevick.com                                                  |
| Michelle E Shriro     | on behalf of Creditor Southcenter Owner LLC mshriro@singerlevick.com scotton@singerlevick.com; tguillory@singerlevick.com                                                     |
| Patricia H Schrage    | on behalf of Interested Party Patricia Schrage United States Securities & Exchange Commission schragep@sec.gov                                                                |
| Paul M. Lopez         | on behalf of Creditor COLLIN COUNTY TAX ASSESSOR/COLLECTOR bankruptcy@abernathy-law.com                                                                                       |
| Philip M. Guffy       | on behalf of Debtor The Container Store Group Inc. pguffy@huntonak.com                                                                                                        |
| Rebecca Lynn Matthews | on behalf of Creditor Eclipse Business Capital LLC rmatthews@ftlaw.com becky-matthews-7833@ecf.pacerpro.com                                                                   |
| Robert L LeHane       | on behalf of Creditor Brookfield Properties Retail Inc. kdwbankruptcydepartment@kelleydrye.com; MVicinanza@ecf.inforuptcy.com                                                 |
| Robert L LeHane       | on behalf of Creditor Kite Realty Group L.P. kdwbankruptcydepartment@kelleydrye.com; MVicinanza@ecf.inforuptcy.com                                                            |
| Robert L LeHane       | on behalf of Creditor NNN REIT Inc. kdwbankruptcydepartment@kelleydrye.com; MVicinanza@ecf.inforuptcy.com                                                                     |
| Robert L LeHane       | on behalf of Creditor Regency Centers L.P. kdwbankruptcydepartment@kelleydrye.com; MVicinanza@ecf.inforuptcy.com                                                              |
| Ronald M Tucker       | on behalf of Creditor Simon Property Group Inc. rtucker@simon.com,                                                                                                            |

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antimm@simon.com;cmartin@simon.com;bankruptcy@simon.com

Sandeep Qusba

on behalf of Creditor JPMorgan Chase Bank N.A. squsba@stblaw.com

Scott D Lawrence

on behalf of Creditor Design Ideas Inc. scott.lawrence@wickphillips.com,  
brenda.ramirez@wickphillips.com;courtmail@wickphillips.com

Steven E. Fox

on behalf of Creditor Eclipse Business Capital LLC sfox@riemerlaw.com dromanik@riemerlaw.com

Susan R. Fuertes

on behalf of Creditor Harris County ATTN: Property Tax Division susan.fuertes@harriscountytexas.gov,  
taxbankruptcy.cao@harriscountytexas.gov

Tara L Grundemeier

on behalf of Creditor Montgomery County houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor Harris County ESD #11 houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor Houston ISD houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor Houston Community College System houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor Harris County ID #01 houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor Cypress-Fairbanks ISD houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor City of Houston houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor Harris County ESD #29 houston\_bankruptcy@lgbs.com

Tara L Grundemeier

on behalf of Creditor Lone Star College System houston\_bankruptcy@lgbs.com

Timothy Alvin Davidson, II

on behalf of Debtor The Container Store Group Inc. taddavidson@huntonak.com

Timothy Alvin Davidson, II

on behalf of Debtor TCS Gift Card Services LLC taddavidson@huntonak.com

Timothy Alvin Davidson, II

on behalf of Debtor C Studio Manufacturing Inc. taddavidson@huntonak.com

Timothy Alvin Davidson, II

on behalf of Debtor The Container Store Inc. taddavidson@huntonak.com

Timothy Alvin Davidson, II

on behalf of Debtor C Studio Manufacturing LLC taddavidson@andrewskurth.com

US Trustee

USTPRegion07.HU.ECF@USDOJ.GOV

Vianey Garza

on behalf of U.S. Trustee US Trustee vianey.garza@usdoj.gov

TOTAL: 58