

**UNITED STATES DISTRICT COURT  
FOR THE NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION**

SG STONEGATE ASSET COMPANY I, LLC,  
a Delaware limited liability company,

Plaintiff,

v.

GSC ENTERPRISES, INC., a California  
corporation, *et al.*,

Defendants.

No. 1:25-cv-07909

Hon. Manish S. Shah

**ORDER GRANTING RECEIVER'S MOTION TO REJECT  
CERTAIN REAL PROPERTY LEASES**

This matter coming before the Court upon the motion ("Motion")\* of Matthew Brash of Newpoint Advisors Corporation, not individually, but solely in his capacity as receiver ("Receiver") in the above-captioned action, for entry of an order: (i) approving the Receiver's election to reject the real property leases identified in **Exhibit 1** to this Order (the "Leases") and (ii) establishing a September 8, 2025 bar date for each of the lessors to the Leases ("Lessors") to file any claim against the Receivership Estate related to the rejection of the Leases; the Court having determined that granting the relief requested in the Motion is in the best interests of the Receivership Estate; it appearing that due and proper notice of the Motion having been given and no other or further notice is necessary; IT IS HEREBY ORDERED THAT:

1. The Motion is granted as set forth herein.
2. The Receiver's election to reject the Leases is approved and each of the Leases shall be deemed rejected as of the dates set forth on **Exhibit 1** attached hereto.

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\* Capitalized terms not defined herein shall have the meanings ascribed to them in the Motion.

3. September 8, 2025, is fixed as the bar date for each Lessor to file any claim against the Receivership Estate related to rejection of their Lease(s).

4. The Receiver shall serve a copy of this Order on each Lessor within two (2) business days of the entry of this Order.

5. For any proof of claim to be properly and validly filed, a signed original of such proof of claim, along with supporting documentation, must be filed either: (i) electronically via the Court's Electronic Case Filing System; or (ii) if such Lessor does not have counsel, in person or by mail so as to be actually received by the Clerk of the United States District Court for the Northern District of Illinois, 219 S. Dearborn Street, 20th Floor, Chicago, Illinois 60604, no later than 4:30 p.m. Central Time Prevailing on September 8, 2025.

6. Any proof of claim filed in person or by mail may be submitted only by way of personal hand delivery, messenger or courier service, or U.S. mail, postage prepaid. Facsimile submissions will not be accepted.

7. Any proof of claim shall be deemed filed at the time that it is actually received by the Clerk of the United States District Court for the Northern District of Illinois, Eastern Division.

8. If any Lessor fails to file a proof of claim in accordance with this Order on or before September 8, 2025, it will be forever barred, estopped and enjoined from (a) asserting any such claim against the Defendants or the Receivership Estate, and (b) receiving a distribution on account of such claim from the Receivership Estate.

9. Notwithstanding anything in this Order to the contrary, nothing shall preclude the Receiver from objecting on any grounds to any claim filed by any Lessor.

Dated: August 12, 2025  
Chicago, Illinois



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Honorable Manish S. Shah  
United States District Court Judge

## EXHIBIT 1

| Lessor                                      | Sub-lessor                       | Facility Address                                   | Latest Monthly Rent | Lease Rejection Date    |
|---------------------------------------------|----------------------------------|----------------------------------------------------|---------------------|-------------------------|
| 2960 4th Ave S. L.P.                        |                                  | 1762 6th Ave. South<br>Seattle, WA                 | \$143,796           | Effective on 08/08/2025 |
| Prologis Targeted U.S. Logistics Fund, L.P. |                                  | 646 S. Holgate St.<br>Seattle, WA                  | \$86,325            | Effective on 08/07/2025 |
| Port of Seattle                             | Ray-Mont Logistics Seattle, Inc. | Terminal 10<br>Seattle, WA                         | \$8,417             | Effective on 08/08/2025 |
| M-P-S Properties, Inc.                      |                                  | 3002 Taylor Way<br>Tacoma, WA                      | \$20,460            | Effective on 08/08/2025 |
| Portside 55 North, LLC                      |                                  | 1514 Taylor Way<br>Tacoma, WA                      |                     | Effective on 08/08/2025 |
| Yusen Logistics (Americas) Inc.             |                                  | 3002 Taylor Way<br>Tacoma, WA                      | \$20,460            | Effective on 08/08/2025 |
| Port of Tacoma                              |                                  | 3600 Port of Tacoma Rd.<br>Suite 505<br>Tacoma, WA | \$13,610            | Effective on 08/08/2025 |
| Calaway Agriculture LLC                     |                                  | 567 E. 18th St.<br>Tacoma, WA                      | 15,000              | Effective on 08/08/2025 |