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## IN THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF VIRGINIA RICHMOND DIVISION

	)
In re:	) Chapter 11
	)
TOYS "R" US, INC., et al., 1	) Case No. 17-34665 (KLP)
	)
Debtors.	) (Jointly Administered)
	)

# NOTICE OF SUCCESSFUL AND BACKUP BIDDER WITH RESPECT TO THE AUCTION OF CERTAIN OF THE TOYS DELAWARE'S REAL ESTATE ASSETS

On May 11, 2018 the United States Bankruptcy Court for the Eastern District of Virginia (the "Court") entered the Order (I) Establishing Bidding Procedures for the Remaining Real Estate Assets of Toys Delaware and (II) Granting Related Relief [Docket No. 3056] (the "Bidding Procedures Order"), approving procedures by which the Debtors are authorized to conduct an

The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are set forth in the *Order (I) Directing Joint Administration of Chapter 11 Cases and (II) Granting Related Relief* [Docket No. 78]. The location of the Debtors' service address is One Geoffrey Way, Wayne, New Jersey 07470.

All capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Bidding Procedures Order or the *Debtors' Motion for Entry of an Order (I) Establishing Bidding Procedures for the* 

auction (the "<u>Auction</u>") for the sale or other disposition (including termination) of certain real property and commercial leases in accordance with section 363 and 365 of the Bankruptcy Code (collectively, the "Real Estate Assets").

**PLEASE TAKE NOTICE** that, on June 11, 2018, at 10:00 a.m. prevailing Eastern Time, pursuant to the Bidding Procedures Order, the Debtors conducted the Auction with respect to certain of the Real Estate Assets at the offices of Kirkland & Ellis, LLP, located at 601 Lexington Avenue, New York, New York, 10022.

**PLEASE TAKE FURTHER NOTICE** that, at the conclusion of the Auction, the Debtors, in consultation with their professionals, selected the Successful Bidder and Backup Bidder with respect to each of the Real Estate Assets listed on **Exhibit A**. For any Real Estate Asset not listed, the Auction remains open.

**PLEASE TAKE FURTHER NOTICE** that the Sale Hearing to consider approval of the sale, liquidation, or other disposition of the Real Estate Assets to the Successful Bidders at the Auction, free and clear of all liens, claims, interests, and encumbrances in accordance with Bankruptcy Code section 363(f), will be held before the Honorable Judge Keith L. Phillips, at the Court, 701 East Broad Street, 5th Floor, Courtroom No. 5100, Richmond, Virginia 23219, on June 25, 2018, at 1:00 p.m. prevailing Eastern Time.

**PLEASE TAKE FURTHER NOTICE**, that at the Sale Hearing, the Debtors will seek the Court's approval of the Successful Bids. Unless the Court orders otherwise or the parties agree, the Sale Hearing shall be an evidentiary hearing on matters relating to the Sale and there will be no further bidding at the Sale Hearing. In the event that the Successful Bidder cannot or refuses to consummate the Sale following entry of a Sale Order because of the breach or failure on the part of the Successful Bidder, the Debtors shall promptly file a supplemental notice on or before June 27, 2018, seeking to approve the sale to the Backup Bidder, if applicable, on expedited notice and a hearing.

PLEASE TAKE FURTHER NOTICE that this Notice of Successful Bidder and Backup Bidder is subject to the terms and conditions of the Sale Procedures Motion and the Bidding Procedures Order, with such Bidding Procedures Order controlling in the event of any conflict, and the Debtors encourage parties-in-interest to review such documents in their entirety. Parties interested in receiving more information regarding the sale or other disposition of the Real Estate Assets may make a written request to: Prime Clerk LLC (the notice and claims agent retained in these chapter 11 cases) by calling (844) 794-3476 (toll free) or, for international callers, (917) 962-8499.

Remaining Toys Delaware Real Estate Assets, (II) Approving the Sale of Certain Real Property and Leases, and (III) Granting Related Relief [Docket No. 2787].

PLEASE TAKE FURTHER NOTICE that copies of the Bidding Procedures Motion, Bidding Procedures, the Bidding Procedures Order, as well as all related exhibits, are available: (a) upon request to Prime Clerk LLC (the notice and claims agent retained in these chapter 11 cases) by calling (844) 794-3476 (toll free) or, for international callers, (917) 962-8499; (b) by visiting the website maintained in these chapter 11 cases at <a href="http://www.cases.primeclerk.com/toysrus">http://www.cases.primeclerk.com/toysrus</a>; or (c) for a fee via PACER by visiting <a href="http://www.vaeb.uscourts.gov">http://www.vaeb.uscourts.gov</a>.

Richmond, Virginia Dated: June 13, 2018

/s/ Jeremy S. Williams

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# $\underline{Exhibit\ A}$ List of Successful and Backup Bidders

STORE <sup>1</sup>	ADDRESS	CITY	Successful Bidder	Backup Bidder	Cure <sup>2</sup>
5639	98-211 Pali Momi Street	Aiea	Landlord	N/A	N/A
5654	1445 Montebello Blvd.	Montebello	Big Lots	Hobby Lobby	\$31,649.28
5683	4460 Ontario Mills Parkway	Ontario	Scandinavian Designs	Grand Sakwa/ Huntington LLC	\$0
5685	5968 South State St.	Murray	Scandinavian Designs	Grand Sakwa/ Huntington LLC	\$19,359.49
5693	4430 Ontario Mills Parkway	Ontario	Big Lots	Grand Sakwa/ Huntington LLC	\$0
5806	8507 Bond Rd.	Elk Grove	Scandinavian Designs	Grand Sakwa/ Huntington LLC	\$0
5811	6850 Amador Plaza Road.	Dublin	Mad Monk Holdings, LLC	Grand Sakwa/ Huntington LLC	\$0
5822	43756 Christy Street	Fremont	Grand Sakwa/ Huntington LLC	Landlord	\$0
6003	2701 Veteran's Pkwy	Springfield	Big Lots	N/A	\$215,518

The Debtors reserve the right to remove Successful Bidders and Backup Bidders, as applicable, pending resolutions of cure costs and the allocations thereto.

The cure costs listed herein reflect the Debtors' current position with respect to cure amounts and are subject to reconciliation pursuant to the Bidding Procedures Order.

6019	3330 N.Western Ave.	Chicago	Ashley Furniture	Grand Sakwa/ Huntington LLC	\$374,000.92
6033	7309 West Towne Way	Madison	Grand Sakwa/ Huntington LLC	N/A	\$107,798.76
6034	6449 E. State Street	Rockford	Landlord	N/A	N/A
6309	5520 Sunrise Highway	Massapequa	NSC	Landlord	\$0
6324	1851 Sunrise Highway	Bayshore	Big Lots	N/A	\$27,550.52
6336	350 Bay Chester Avenue	Bronx	Burlington	Raymour & Flanigan	\$0
6429	169 Hale Road	Manchester	Grand Sakwa/ Huntington LLC	Landlord	\$0
6478	20111 Route 19	Cranberry Township	Schottenstein	N/A	\$7,415.81
6481	17 Route 9 South.	Manalapan	Raymour & Flanigan	N/A	\$0
6502	2601 Veterans Pkwy	Springfield	Landlord	N/A	N/A
6534	1860 Main Court	Chula Vista	Landlord	Ashley Furniture	N/A
6536	10002 Gulf Center Dr	Ft. Myers	Landlord	N/A	N/A
6570	13315 Rittenhouse Drive	Midlothian	Barclay Group Venture Capital, LLC	Grand Sakwa/ Huntington LLC	\$0
7040	4600 Hardy Street	Hattiesburg	Ollie's Bargain Outlet	N/A	\$16,295.49

7046	16618 SW Frwy	Sugarland	Landlord	Ollie's Bargain Outlet	N/A
7503	Northshore S/C (Rts 128/114)	Peabody	Golf & Tennis	Grand Sakwa/ Huntington LLC	\$0
7504	416 Southbridge St.	Auburn	Big Lots	Ocean State Job Lot Stores	\$0
7532	1460 Pleasant Valley Rd.	Manchester	Huntington	N/A	\$142,598
7805	2100 N.Town East Blvd	Mesquite	Ollie's Bargain Outlet	N/A	\$22,367.40
8002	17501 Southcenter Parkway	Seattle	Landlord	N/A	N/A
8014	2070 N Eagle Road	Meridian	Landlord	N/A	N/A
8308	2045 Cottman Ave.	Philadelphia	Raymour & Flanigan	Big Lots	\$0
8345	1730 Valley Mall Road	Hagerstown	Ollie's Bargain Outlet	Landlord	\$0
8348	660 Market Place Dr.	Bel Air	Landlord	Ollie's Bargain Outlet	N/A
8350	6711 Ritchie Highway	Glen Burnie	Ollie's Bargain Outlet	Landlord	\$78,821.57
8358	4943 Valley View Blvd.	Roanoke	Ollie's Bargain Outlet	N/A	\$0
8373	3728 High Point Road	Greensboro	Scandinavian Designs	Grand Sakwa/ Huntington LLC	\$24,543.91
8710	4983 S. Cleveland Ave.	Fort Myers	Landlord	N/A	N/A
8719	Carretera #2- KM 159.0	Mayaguez	Supermercado Mr. Special	N/A	\$30,851.69

8732	1972 Wells Road	Orange Park	KLA Auction, LLC	N/A	\$20,101
8751	4607 Millenia Plaza Way	Orlando	Ashley Furniture	N/A	\$73,339.63
8809	6884 GOVERNORS WEST	Huntsville	Landlord	N/A	N/A
8810	8009 Kingston Pike	Knoxville	Landlord	N/A	N/A
8819	7171 North Davis Highway	Pensacola	Landlord	N/A	N/A
8894	1214 Bridford Parkway	Greensboro	Landlord	N/A	N/A
8909	1650 E. County Line Rd.	Indianapolis	Big Lots	N/A	\$179,617
9009	335 Summit Boulevard	Birmingham	Landlord	N/A	\$124,997
9062	12347 Seal Beach Boulevard	Seal Beach	Landlord	Grand Sakwa/ Huntington LLC	N/A
9204	1385 SOM Center Road	Mayfield Heights	Aldi	N/A	\$0
9504	2190 Wanamaker Rd.	Topeka	Discovery Furniture	Landlord	\$55,457.86
9525	6910 S. Memorial Drive	Tulsa	Landlord	N/A	N/A
9537	4401 W. Empire	Sioux Falls	Scandinavian Designs	Grand Sakwa/ Huntington LLC	\$11,117.50
9541	4441 Lemay Ferry Rd	St. Louis	Landlord	N/A	N/A

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9577	1731 Belle Isle	Oklahoma	Landlord	Ollie's	\$36,147.67
	Ave	City		Bargain Outlet	