

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

IN THE GENERAL COURT OF JUSTICE  
SUPERIOR COURT DIVISION  
21-CVS-10375

DEUTSCHE BANK TRUST COMPANY  
AMERICAS, AS TRUSTEE, ON  
BEHALF OF THE REGISTERED  
HOLDERS OF GS MORTGAGE  
SECURITIES CORPORATION II,  
COMMERCIAL MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES  
2014-GC22, BY AND THROUGH ITS  
SPECIAL SERVICER CWCAPITAL  
ASSET MANAGEMENT LLC,

Plaintiff,

v.

EPICENTRE SPE (CHARLOTTE), LLC

Defendant.

**RECEIVER'S REPORT -  
JANUARY 2022**

Sabrina Jones, Managing Director of CBRE, Inc., not individually but solely in her capacity as court-appointed receiver (in such capacity, the "Receiver") for the EpiCentre located at 210 E. Trade Street in Charlotte, North Carolina (the "Property"), by and through her undersigned Counsel, hereby respectfully submits:

1. By Order of the Superior Court Division of the General Court of Justice of Mecklenburg County, North Carolina (the "Court") entered July 16, 2021 (the "Order"), the Court appointed the Receiver.
2. The Receiver now files the report of her activities as Receiver of the Property for the period from January 1, 2022, through and including January 31, 2022, attached as Exhibit A, a copy of which has been provided by the Receiver to the Borrower and the Noteholder (as defined in the Order) pursuant to paragraph 6 of the Order.

This the 21<sup>st</sup> day of February, 2022.

By: /s/ Zachary H. Smith  
Zachary H. Smith  
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COUNSEL FOR SABRINA JONES, MANAGING  
DIRECTOR OF CBRE, AS RECEIVER

**Exhibit A**

**Receiver's Report for January 2022**



**MONTHLY RECEIVERSHIP REPORT**  
**Covering the Period January 2022**  
as prepared by Sabrina Jones, Receiver for  
EpiCentre in Charlotte, North Carolina

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<b>Receiver:</b>	<b>Sabrina Jones</b>
<b>Management/Brokerage Services:</b>	CBRE, Inc. ("CBRE")
PM Managing Director:	Sabrina Jones
PM Associate Director:	Melinda Hopkins
General Manager:	Samantha Hall
Senior Engineering Operations Manager:	Tom Matthews
Director of Project Management:	Jade Eastridge
Property Accounting:	Kristi Peterson
Leasing:	Kivett Williams & Charlie Coyne (Retail) Joe Franco & Kris Westmoreland (Office)

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The Receiver submits the following Monthly Receivership Report to the Borrower and the Noteholder in accordance with Paragraph 6 of the Order Appointing Receiver:

**Property Information:**

- The property address is 210 E. Trade Street, Charlotte, North Carolina, 28202.
- The property is a mixed-use asset retail and office asset consisting of approximately 302,324sf with 50 tenant spaces.
- The property is 30.54% Occupied, 69.46% Vacant

**Receivership Updates:**

The following activities were conducted by the Receiver during the reporting period:

- Conducted operational and leasing update calls with Special Servicer
- Participated in various tenant discussions around short and long-term tenancy plans
- Ongoing real estate tax appeal discussions



**Financial Operations:**

The following financial activities were conducted during the reporting period:

- An accounting and financial report for the month of January will be made available to the Borrower and Noteholder

**Management Updates:**

The following property management activities were conducted during the reporting period:

- Property management services for the property were executed by CBRE Inc.
- Awarded various service contracts for routine and ongoing services provided at the property by third-party contractors
- Requests for proposals distributed and bids gathered for various projects and contracts have been awarded for several services.
- Various repair/maintenance items completed


**Leasing Updates:**

The following leasing activities were conducted during the reporting period:

- Leasing activities for the property were executed by CBRE, Inc.

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By:  \_\_\_\_\_ (Signature)

Name: Sabrina Jones, not individually but solely as court-appointed Receiver for the EpiCentre located at 210 E. Trade Street in Charlotte, North Carolina, pursuant to that certain Order Appointing Receiver dated July 16, 2021, in case styled Deutsche Bank Trust Company Americas, Trustee on behalf of Registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates Series 2014-GC22 vs. EpiCentre SPE (Charlotte), LLC, a Delaware limited liability company, Case No. 21-CVS-10375, in the Superior Court Division of the General Court of Justice of Mecklenburg County, North Carolina

Date: February 18, 2022

**CERTIFICATE OF SERVICE**

Pursuant to North Carolina Business Court Rule 3.9(a), I hereby certify that I filed the foregoing **RECEIVER'S REPORT – JANUARY 2022** using the North Carolina Business Court's electronic filing system, which will generate and issue a Notice of Filing to all counsel of record.

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*Counsel for Plaintiff*

This the 21<sup>st</sup> day of February 2022.

/s/ Zachary H. Smith  
Zachary H. Smith