United States Bankruptcy Court Southern District of Florida
Consolidated Cases
(if applicable, a separate claim form must be filed for each case)

- ☐ **Daymark Realty Advisors Inc.** **Case No. 18-23750**
- ☐ **Daymark Residential Management Inc.** **Case No. 18-23751**
- ☐ **Daymark Properties Realty Inc.** **Case No. 18-23752**

Proof of Claims are to be mailed to:

Daymark Realty Advisors Inc.
c/o BMC Group, Inc.
PO Box 90100
Los Angeles, CA 90009

RECEIVED
DEC 24 2018
BMC GROUP

Official Form 410

Proof of Claim

04/16

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?**
   Name of the current creditor (the person or entity to be paid for this claim) IRUKO KURATA
   Other names the creditor used with the debtor NONE

2. **Has this claim been acquired from someone else?**
   ☒ No
   ☐ 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?
   Name IKUKO KURATA
   3700 14TH AVE SE UNIT 80
   Number Street
   Olympia, WA 98501
   City State ZIP Code
   Contact phone 8088954638
   Contact email IKU_KURATA@hotmail.com

   Where should payments to the creditor be sent? (if different)
   Name _____
   Number Street
   City State ZIP Code
   Contact phone _____
   Contact email _____

   Uniform claim identifier for electronic payments in chapter 13 (if you use one):
   _

4. **Does this claim amend one already filed?**
   ☒ No
   ☐ 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?**
   ☒ No
   ☐ 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: ____ ____ ____ ____

7. **How much is the claim?** $ 344.78 . **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).

DAYMARK POC
00266

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.

Attached

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: _____

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: $_____

Amount of the claim that is secured: $_____

Amount of the claim that is unsecured: $_____ (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)_____%

☐ 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)?**

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☑ No

☐ Yes. *Check one:*

	Amount entitled to priority
☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	$_____
☐ Up to $2,850* 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 $12,850*) 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.	$_____

* Amounts are subject to adjustment on 4/01/19 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 12/19/2018 (MM / DD / YYYY) Ikuko Kurata (Signature)

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

Name: IKUKO KURATA (First name / Middle name / Last name)

Title: CREDITOR

Company: _____

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

Address: 3000 14TH AVE SE UNIT 80 OLYMPIA WA 98501 (Number / Street / City / State / ZIP Code)

Contact phone: 8085954635

Email: IKU_KURATA@HOTMAIL.COM

Information to identify the case:		Date Cases Filed: November 4, 2018 Chapter 11 (Consolidated Cases)
Debtors		
Daymark Realty Advisors Inc.	Tax ID # 27-4542592	Case Number: 18-23750-RBR
Daymark Residential Management Inc.	Tax ID # 26-0516777	Case Number: 18-23751-RBR
Daymark Properties Realty Inc.	Tax ID # 33-0829253	Case Number: 18-23752-RBR
UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF FLORIDA		

Notice of Chapter 11 Bankruptcy Case

For the debtors listed above, a case has been filed under chapter 11 of the Bankruptcy Code. This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtor or the debtor's property. For example, while the stay is in effect, creditors cannot sue, assert a deficiency, repossess property, or otherwise try to collect from the debtor. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees.

Confirmation of a chapter 11 plan may result in a discharge of debt. A creditor who wants to have a particular debt excepted from discharge may be required to file a complaint in the bankruptcy clerk's office within the deadline specified in this notice. (See box 8 below for more information.)

You may want to consult an attorney to protect your rights. The bankruptcy clerk's office staff cannot give legal advice.

Do not file this notice with any proof of claim or other filing in the case.

WARNING TO DEBTOR: WITHOUT FURTHER NOTICE OR HEARING THE COURT MAY DISMISS YOUR CASE FOR FAILURE OF THE DEBTOR TO APPEAR AT THE MEETING OF CREDITORS OR FAILURE TO TIMELY FILE REQUIRED SCHEDULES, STATEMENTS OR LISTS.

1. **Debtor(s) Full Name**	**Daymark Realty Advisors Inc.; Daymark Residential Management Inc.; Daymark Properties Realty Inc.**	
2. **All Other Names Used in the Last 8 Years**	***fka: Triple Net Properties; fka: Grubb & Ellis Residential Management Inc.***	
3. **Address**	**6750 N. Andrews Ave., Suite 200, Fort Lauderdale, FL 33309**	
4. **Debtor's Attorney**	Edelboim Lieberman Revah Oshinsky PLLC Brett Lieberman, Esq. 20200 W. Dixie Highway, Suite 905, Miami, FL 33180	Contact Phone: (305) 768-9909 Email: counsel@elrolaw.com
5. **Bankruptcy Clerk's Divisional Office Where Assigned Judge is Chambered**	U.S. Courthouse 299 East Broward Blvd. Room 112 Fort Lauderdale, FL 33301	Hours open 8:30 a.m. – 4:00 p.m. Contact Phone (954) 769-5700

Documents filed conventionally in paper may be filed at any bankruptcy clerk's office location. Documents may be viewed in electronic format via CM/ECF at any clerk's office public terminal (at no charge for viewing) or via PACER on the internet accessible at www.pacer.gov (charges will apply). Case filing and unexpired deadline dates can be obtained by calling the Voice Case Information System toll-free at (866) 222-8029. As mandated by the Department of Homeland Security, ALL visitors (except minors accompanied by an adult) to any federal building or courthouse, must present a current, valid, government issued photo identification (e.g. driver's license, state identification card, passport, or immigration card.)

Note: The clerk's office is closed on all legal holidays.

Clerk of Court: **Joseph Falzone**

Dated: November 4, 2018

6. **MEETING OF CREDITORS:** **December 10, 2018 at 11:00 AM**

The debtor's representative must attend the meeting to be questioned under oath.

Creditors may attend, but are not required to do so.

The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.

LOCATION:
U.S. Courthouse
299 East Broward Blvd., Room #411
Fort Lauderdale, FL 33301

7. **Proof of Claim Deadline**

Deadline for ALL creditors to file a proof of claim (except governmental units): **March 11, 2019**

Deadline for governmental units to file a proof of claim: **May 3, 2019**

Where to File Proof of Claim

The court has authorized the Debtor to retain a third-party noticing and claims agent to process all proofs of claim. Each Proof of Claim must be filed by delivering the proof of claim form with the original signature so that it is actually received on or before the Applicable Bar Dates described above at the following address. **Note: Any claim that is filed with the Bankruptcy Court for the Southern District of Florida will be stamped filed as of the date it is received by the court, then forwarded to the third-party noticing and claims agent.**

Proofs of Claim are to be mailed to: **Daymark Realty Advisors Inc.**
c/o BMC Group, Inc.
PO Box 90100
Los Angeles, CA 90009

The third-party noticing and claims agent will remain open to the public for examination of the original proofs of claim without charge during normal business hours. Also, the noticing and claims agent will provide copies of claims (or acknowledgement letters) to the public, upon request, for a reasonable charge not to exceed the fees charged by the court for copies and research as prescribed by the Bankruptcy Court Miscellaneous Fee Schedule.

A proof of claim form is a signed statement describing a creditor's claim. A proof of claim form may be obtained at www.flsb.uscourts.gov or any bankruptcy clerk's office.

Your claim will be allowed in the amount scheduled unless:
- your claim is designated as *disputed, contingent,* or *unliquidated*
- you file a proof of claim in a different amount; or
- you receive another notice.

If your claim is not scheduled or if your claim is designated as *disputed, contingent,* or *unliquidated*, you must file a proof of claim or you might not be paid on your claim and you might be unable to vote on a plan. You may file a proof of claim even if your claim is scheduled. You may review the schedules at the bankruptcy clerk's office or online at www.pacer.gov.

Secured creditors retain rights in their collateral regardless of whether they file a proof of claim. Filing a proof of claim submits the creditor to the jurisdiction of the bankruptcy court, with consequences a lawyer can explain. For example, a secured creditor who files a proof of claim may surrender important nonmonetary rights, including the right to a jury trial. The deadline for filing objections to claims will be established pursuant to Local Rule 3007-1(B)(1).

Filing Deadline for a Creditor with a Foreign Address: The deadlines for filing proofs of claim in this notice apply to all creditors. If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadline to file a proof of claim. See also box 9 below.

8. **Exception to Discharge Deadline** The bankruptcy clerk's office must receive a complaint and any required filing fee by the following deadline. Writing a letter to the court or judge is not sufficient.	If § 523 applies to your claim and you seek to have it excepted from discharge, you must start a judicial proceeding by filing a complaint by the deadline stated below. **Deadline for Filing the Complaint: February 8, 2019**
9. **Creditors with a Foreign Address**	Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.
10. **Filing a Chapter 11 Bankruptcy Case**	Chapter 11 allows debtors to reorganize or liquidate according to a plan. A plan is not effective unless the court confirms it. You may receive a copy of the plan and a disclosure statement telling you about the plan, and you may have the opportunity to vote on the plan. You will receive notice of the date of the confirmation hearing, and you may object to confirmation of the plan and attend the confirmation hearing. Unless a trustee is serving, the debtor will remain in possession of the property and may continue to operate its business.
11. **Option to Receive Notices Served by the Clerk by Email Instead of by U.S. Mail**	1) EBN program open to all parties. Register at the BNC website ebn.uscourts.gov, **OR** 2) DeBN program open to debtors only. Register by filing with the Clerk of Court, Local Form "Debtor's Request to Receive Electronically Under DeBN Program". There is no charge for either option. See also Local Rule 9036-1(B) and (C).
12. **Translating Services**	Language interpretation of the meeting of creditors will be provided to the debtor at no cost, upon request to the trustee, through a telephone interpreter service. Persons with communications disabilities should contact the U.S. Trustee's office to arrange for translating services at the meeting of creditors.
13. **Discharge of Debts**	Confirmation of a chapter 11 plan may result in a discharge of debts, which may include all or part of your debt. See 11 U.S.C. § 1141(d). A discharge means that creditors may never try to collect the debt from the debtor except as provided in the plan. If you want to have a particular debt owed to you excepted from the discharge and § 523 applies to your claim, you must start a judicial proceeding by filing a complaint and paying the filing fee in the bankruptcy clerk's office by the deadline in box 8.

RAYMOND JAMES®

October 31 to November 30, 2018
Account # 62578987

INVESTMENT CENTRAL
Raymond James Financial Services, Inc.
880 CARILLON PARKWAY | ST PETERSBURG, FL 33716
(800) 826-4382
rjfsinvestmentcentral.com
InvestmentCentral@RaymondJames.com

0042166 01 AB 0.405 01 TR 00149 RJES4D03 000000

IKUKO KURATA IRA
RAYMOND JAMES & ASSOC INC CSDN
3700 14TH AVE SE
UNIT 80
OLYMPIA WA 98501-2764990

Raymond James Client Services
800-647-SERV (7378)
Monday - Friday 8 a.m. to 9 p.m. ET

Online Account Access
raymondjames.com/clientaccess

Ikuko's IRA Account Account Summary - #62578987

Value This Statement

$344.78

Last Statement	Prior Year-End
$344.76	$344.64

Dollar-Weighted Performance*

YTD	2017
0.12%	0.00%

	This Statement	Year to Date
Beginning Balance	**$344.76**	**$344.64**
Deposits	$0.00	$50.00
Income	$0.02	$0.14
Withdrawals	$0.00	$0.00
Expenses	$0.00	$(50.00)
Change in Value	$0.00	$0.00
Ending Balance	**$344.78**	**$344.78**
Investment Results	0.02	0.14

Performance Inception: 03/26/2007

Important Messages

- Your primary objective is Growth, with a medium risk tolerance and a time horizon exceeding 10 years.
  Your secondary objective is Income, with a medium risk tolerance and a time horizon exceeding 10 years.
- Your Distribution Standing Withholding Elections
  - Federal Withholding Election (No Election on File)
  - State (WA) Withholding Election (State Withholding not available)

  Please see Standing Withholding Elections on the Understanding Your Statement page.
- Primary Beneficiaries: Gwinn Ioka (50.00%), Kelly Sweeney (50.00%)