

Fill in this information to identify the case:

Debtor 1 GRITSTONE BIO, INC

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: District of Delaware

Case number 24-12305

Official Form 410

Proof of Claim

04/22

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?		<u>JPL INVESTMENTS CORP</u> Name of the current creditor (the person or entity to be paid for this claim)	
		Other names the creditor used with the debtor _____	
2. Has this claim been acquired from someone else?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent?	Where should notices to the creditor be sent?	Where should payments to the creditor be sent? (if different)	
	Federal Rule of Bankruptcy Procedure (FRBP) 2002(g) <u>JPL INVESTMENTS CORP</u> Name <u>8724 SW 72 ST NO 382</u> Number Street <u>MIAMI</u> <u>FL</u> <u>33173</u> City State ZIP Code Contact phone <u>305-575-1267</u> Contact email <u>JPICO@JPLINV.COM</u>	Name Number Street City State ZIP Code Contact phone _____ Contact email _____	
RECEIVED JAN 13 2025 VERITA GLOBAL			
Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____			
4. Does this claim amend one already filed?		<input checked="" type="checkbox"/> No <input type="checkbox"/> 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?		<input checked="" type="checkbox"/> No <input type="checkbox"/> 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? \$ 3,101.15. 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).

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.

REAL STATE TAX CERTIFICATE 2023-6183 ON PARCEL ADDRESS 2481 NW 56
AVE #7-16 LAURDELHILL FL 33313, ACCOUNT 494126-DK-0070

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:

FLORIDA STATUTES, CHAPTER 197 TAX
COLLECTIONS, SALES, AND LIENS

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: \$ 118,700.00

Amount of the claim that is secured: \$ 3,101.15

Amount of the claim that is unsecured: \$ 0.00 (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) 5.00 %

☒ 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:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

☐ Up to \$3,350* 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 \$15,150*) 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.

Amount entitled to priority

\$ _____

\$ _____

\$ _____

\$ 3,101.05

\$ _____

\$ _____

* Amounts are subject to adjustment on 4/01/25 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 01/08/2025
MM / DD / YYYY

Signature

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

Name JOSE PICO
First name Middle name Last name

Title PRESIDENT

Company JPL INVESTMENTS CORP
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address 8724 SW 72 ST NO 382
Number Street

MIAMI FL 33173
City State ZIP Code

Contact phone 305-575-1267 Email JPICO@JPLINV.COM

RECEIVED

JAN 13 2025

VERITA GLOBAL

[Search](#) > [Account Summary](#) > [Bill Details](#)**Real Estate Account #494126-DK-0070**

Owner: **Situs:** [Parcel details](#)
 BIO 1 LLC 2481 NW 56 AVE [GIS](#)
[Property Appraiser](#)

[Get bills by email](#)**2022 Annual Bill**

BROWARD COUNTY CONSTITUTIONAL TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE
2022 Annual Bill	252778	—	1912	\$3,101.15

[Add To Cart](#)[Print \(PDF\)](#)

Face Amt 2,947.52
 Bid % 0.25
 Bidder 3516316

Certificate #6183
 Issued Year 2023

If received by:	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025
Please pay:	\$3,101.15	\$3,101.15	\$3,101.15

Combined taxes and assessments: \$2,700.44

PAYMENT OF DELINQUENT TAXES MUST BE BY: CASH, CASHIERS CHECK, MONEY ORDER, OR CREDIT CARD - NO PERSONAL CHECKS.
 FULL PAYMENT ONLY: NO PARTIAL PAYMENTS CAN BE ACCEPTED FOR DELINQUENT TAXES. NO DELINQUENT TAX PAYMENTS CAN BE
 MADE AT WELLS FARGO BANK.

[Apply for the 2025 installment payment plan](#)**Ad Valorem Taxes**

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.53060	\$90,530.00	\$0.00	\$90,530.00	\$500.69
VOTED DEBT	0.13840	\$90,530.00	\$0.00	\$90,530.00	\$12.53
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.45100	\$90,530.00	\$0.00	\$90,530.00	\$402.95
CAPITAL OUTLAY	1.50000	\$90,530.00	\$0.00	\$90,530.00	\$135.80
VOTER APPROVED DEBT LEVY	0.18730	\$90,530.00	\$0.00	\$90,530.00	\$16.96
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	\$90,530.00	\$0.00	\$90,530.00	\$2.96
OKEECHOBEE BASIN	0.10260	\$90,530.00	\$0.00	\$90,530.00	\$9.29
SFWMD DISTRICT	0.09480	\$90,530.00	\$0.00	\$90,530.00	\$8.58
NORTH BROWARD HOSPITAL	1.60290	\$90,530.00	\$0.00	\$90,530.00	\$145.11
CHILDREN'S SVCS COUNCIL OF BC	0.45000	\$90,530.00	\$0.00	\$90,530.00	\$40.74

CITY OF LAUDERHILL

LAUDERHILL OPERATING	8.19990	\$90,530.00	\$0.00	\$90,530.00	\$742.34
DEBT SERVICE	1.43150	\$90,530.00	\$0.00	\$90,530.00	\$129.59
FL INLAND NAVIGATION	0.03200	\$90,530.00	\$0.00	\$90,530.00	\$2.90
Total Ad Valorem Taxes	23.75370				\$2,150.44

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
LAUDERHILL FIRE/RESCUE ASSESS		\$550.00
Total Non-Ad Valorem Assessments		\$550.00

Parcel Details

Owner:	BIO 1 LLC	Account	494126-DK-0070	Assessed value:	\$90,530
Situs:	2481 NW 56 AVE	Alternate Key	252778	School assessed value:	\$90,530
		Millage code	1912 - LAUDERHILL 1912		
		Millage rate	23.75370		

2022 TAX AMOUNTS

Ad valorem:	\$2,150.44
Non-ad valorem:	\$550.00
Total Discountable:	\$2,700.44
Total tax:	\$2,700.44

LEGAL DESCRIPTION

CIRCLE VILLAS (THE) CONDO UNIT 7 BLDG
16 PER CDO BK/PG: 11778/652

LOCATION

Book, page, item: --
Property class:
Township: 49
Range: 41
Section: 26
Use code: 04

Certificate #6183

This parcel has an issued certificate for 2022.

Advertised number:	10023	Buyer:	Bidder number 3516316 OCEAN BANK AS CUSTODIAN FOR UPL INVESTMENTS, CORP 8724 SW 72 ST #382 MIAMI, FL 33173
Face amount:	\$2,947.52		
Issued date:	05/24/2023		
Expiration date:	05/24/2030		

Interest rate: 0.25%

Broward County Constitutional Tax Collector



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2481 NW 56 AVENUE #7-16, LAUDERHILL FL 33313	ID #	4941 26 DK 0070
Property Owner	BIO 1 LLC	Millage	1912
Mailing Address	2701 GRIFFIN RD FORT LAUDERDALE FL 33312	Use	04
Abbr Legal Description	CIRCLE VILLAS (THE) CONDO UNIT 7 BLDG 16 PER CDO BK/PG: 11778/652		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$11,870	\$106,830	\$118,700	\$118,700	
2024	\$11,870	\$106,830	\$118,700	\$108,570	\$3,259.59
2023	\$9,870	\$88,830	\$98,700	\$98,700	\$2,943.21
2025* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$118,700	\$118,700	\$118,700	\$118,700	
Portability	0	0	0	0	
Assessed/SOH	\$118,700	\$118,700	\$118,700	\$118,700	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$118,700	\$118,700	\$118,700	\$118,700	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/15/2021	SWD-Q	\$90,000	117231120			
3/23/2016	SWD-T	\$100	114124594			
4/25/2012	QCD-T	\$100	48696 / 396			
3/15/2011	QCD-T	\$100	47789 / 99			
2/20/2011	SWD-Q-DS	\$19,000	47755 / 1747			
				Adj. Bldg. S.F.		755
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1985/1984		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
R								
1								

Prepared by and return to:

Lawrence F. Kaizen, Esq.
Gulf Stream Title LLC
1000 South Pine Island Road
Suite 310
Plantation, FL 33324
(954) 530-8765
File No 21-1340

Parcel Identification No 49-41-26-DK-0070

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the ^{15th} day of April, 2021 between EBHC, LLC, a Florida limited liability company in it's corporate capacity and as Trustee of the 2481 NW 56 Ave, #7-16 Land Trust dated March 23, 2016, whose post office address is 120 Spanish River Boulevard, Unit 4, Boca Raton, FL 33431, of the County of Palm Beach, State of Florida, Grantor, to BIO 1, LLC, a Delaware Limited Liability Company, whose post office address is 2701 Griffin Road, Fort Lauderdale, FL 33312, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward, Florida, to-wit:

Unit 7, Building 16 of THE CIRCLE VILLAS, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 11778, Page 652, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is subject to the following:

1. Taxes and assessments for the year 2021 and subsequent years.
2. Conditions, restrictions, reservations, limitations, agreements and easements of record, if any; but this provision shall not operate to reimpose the same.
3. Zoning ordinances.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William Harper
Witness: William Harper

Cynthia Annals
Witness: Cynthia Annals

EBHC, LLC, a Florida limited liability company,
Trustee of 2481 NW 56 Ave, #7-16 Land Trust dated March
23, 2016

By: Nathanson Investment Limited Partnership,
Manager

By: Nathanson Investment Company, Inc.,
A FL corporation, General Partner

BY: Eric Nathanson
Eric Nathanson, Director

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 15
day of April, 2021, by Eric Nathanson as Director of Nathanson Investment Company, Inc, a Florida corporation as General
Partner of Nathanson Investment Limited Partnership, as Manager of EBHC LLC, a Florida limited liability, Trustee of
2481 NW 56 Ave, #7-16 Land Trust dated March 23, 2016

William Andrew Harper
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL/PL



William Andrew Harper
Comm. #GG982184
Expires: Aug. 23, 2024
Bonded Thru Aaron Notary


[Search](#) > [Account Summary](#)

Real Estate Account #494126-DK-0070

Owner:
BIO 1 LLC

Situs:
2481 NW 56 AVE

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)

[Get bills by email](#)

Amount Due

BROWARD COUNTY CONSTITUTIONAL TAX COLLECTOR













Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
2024 Annual Bill	\$3,194.40
2023 Annual Bill	\$3,376.84
2022 Annual Bill	\$3,101.15

Total Amount Due: \$9,672.39
[Add To Cart](#)
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[Add To Cart](#)
[Print \(PDF\)](#)
[Add All To Cart](#)
[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS		ACTION
2024 Annual Bill ①	\$3,194.40	Unpaid		Print (PDF)
2023 ①				
2023 Annual Bill	\$3,376.84	Unpaid		Print (PDF)
Certificate #6385		Issued	05/28/2024	Face \$3,210.09, Rate 5.25%
2022 ①				
2022 Annual Bill	\$3,101.15	Unpaid		Print (PDF)
Certificate #6183		Issued	05/24/2023	Face \$2,947.52, Rate 0.25%
2021 ①				
2021 Annual Bill	\$0.00	Paid \$2,508.15	08/30/2023	Receipt #WWW-22-00268886
Certificate #5767		Redeemed	08/30/2023	Face \$2,382.76, Rate 0.25%
		Paid \$2,508.15		
2020 Annual Bill ①	\$0.00	Paid \$1,908.81	11/05/2020	Receipt #WWW-20-00023133
2019 Annual Bill ①	\$0.00	Paid \$1,743.47	11/20/2019	Receipt #1CP-19-00001952
2018 Annual Bill ①	\$0.00	Paid \$1,549.71	11/09/2018	Receipt #1CP-18-00000531
2017 Annual Bill ①	\$0.00	Paid \$1,502.73	12/26/2017	Receipt #01C-17-00001511
2016 Annual Bill ①	\$0.00	Paid \$1,070.91	01/09/2017	Receipt #03A-16-00003284
2015 Annual Bill ①	\$0.00	Paid \$1,075.95	03/18/2016	Receipt #01A-15-00004659
2014 Annual Bill ①	\$0.00	Paid \$918.76	11/26/2014	Receipt #1CP-14-00004021
2013 Annual Bill ①	\$0.00	Paid \$804.11	11/27/2013	Receipt #06A-13-00000069
2012 Annual Bill ①	\$0.00	Paid \$786.52	11/30/2012	Receipt #13B-12-00002432
2011 Annual Bill ①	\$0.00	Paid \$731.79	11/08/2011	Receipt #01C-11-00001079
2010 Annual Bill ①	\$0.00	Paid \$715.80	02/04/2011	Receipt #05A-10-00005106

2009 Annual Bill 	\$0.00	Paid \$1,437.43	11/27/2009	Receipt #L6X-09-00000513	 Print (PDF)
2008 Annual Bill 	\$0.00	Paid \$1,873.71	11/20/2008	Receipt #2008-6091796	 Print (PDF)
2007 Annual Bill 	\$0.00	Paid \$211.41	11/20/2007	Receipt #2007-6135724	 Print (PDF)
2006 Annual Bill 	\$0.00	Paid \$157.40	11/01/2006	Receipt #2006-6262607	 Print (PDF)
2005 Annual Bill 	\$0.00	Paid \$140.62	11/01/2005	Receipt #2005-6038985	 Print (PDF)
2004 Annual Bill 	\$0.00	Paid \$137.28	11/01/2004	Receipt #2004-6048501	 Print (PDF)
Total Amount Due		\$9,672.39			