

Record and Return to:

Phillip Sosnow, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue
Suite 2300
Miami, FL 33131

Permit Nos. BC22-00429; BC22-00430; BC22-00431; BC22-00432
Tax Folio Nos.: 26-19-30-5ae-2100-0000

State of Florida
County of Seminole

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT (the "Notice"). This Notice shall be void and of no force and effect if construction is not commenced within 90 days of recordation.

(1) **Description of Property:**

(a) **Legal Description of Property:** See **Exhibit "A"** attached hereto and made a part hereof.

(b) **Street Address of Property:** 3503 St. Johns Parkway #105, 3503 St. Johns Parkway #181, 3221 Butters Way #101, and 3224 McCraney Loop #170, Sanford, Florida, 32771

(2) **General Description of Improvements:** Interior alteration for build out of spec space 1 in building 200; interior alteration for build out of spec space 1 in building 300; interior alteration for build out of spec space 2 in building 100; and interior alteration for build out of spec space 1 in building 100.

(3) **Owner's Information:**

(a) **Owner's Name and Address:**

BGO SANFORD LOGISTICS OWNER LLC, a Delaware limited liability company
c/o BentallGreenOak

399 Park Avenue, 18th Floor
New York, NY 10022
Attention: Matt Sargent

- (b) Owner's Interest in Site of the Improvements: Fee Simple
- (c) Fee Simple Title Holder's Name and Address (If Other Than Owner): N/A

- (4) Contractors' Name and Address (the "Contractor") is:
 - (a) Name and Address:
Greer Contracting Co.
670 Clay Street
Winter Park FL 32789
 - (b) Telephone No.: 407-599-5380
 - (c) Fax No.: (This shall not constitute effective legal service): N/A

- (5) Surety's Name and Address (if any) on the Payment Bond under the direct contract with Contractor is:
N/A

- (6) Amount of Payment Bond(s): N/A

- (7) Construction Lender's Name and Address: SM Finance III Holdings LLC, a Delaware limited liability company having an address at c/o Square Mile Capital Management LLC, 350 Park Avenue, 15th Floor, New York, New York 10022

- (8) Name and address of person within the State of Florida designated by Owner upon whom notices and other documents may be served as provided in Section 713.13(1)(a)(7), Florida Statutes: N/A

- (9) In addition to itself, Owner designates the following persons to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes: N/A

- (10) Expiration Date of Notice of Commencement: One year from date of recording unless otherwise specified.


WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[SIGNATURE PAGE FOLLOWS]

Owner has executed this Notice of Commencement as of 2 day of ~~January~~ ^{February}, 2023.

OWNER:

BGO SANFORD LOGISTICS OWNER LLC, a
Delaware limited liability company

By: 
Name: Matthew Cervino
Title: Authorized Person

STATE OF NEW YORK)

COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me by means of X physical presence or ___
online notarization this 23 day of January, 2023, by Matthew Cervino, as Authorized Person of **BGO
SANFORD LOGISTICS OWNER LLC**, a Delaware limited liability company, on behalf of the company.
He is personally known to me or [] presented _____ as identification.

Notary Stamp Seal:

ESTEFANIA GUILLEN LOZA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GU6406601
Qualified in New York County
My Commission Expires 04-06-2024

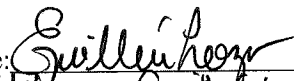
Notary Signature: 
Notary Print: Estefania Guillen Loza
Notary Public, State of New York
Commission No.: 01GU6406601
My Commission Expires: 04-06-2024



EXHIBIT "A"

Legal Description

The land referred to herein below is situated in the County of SEMINOLE, State of Florida, and described as follows:

PARCEL 1:

Blocks 21, 22, 28 and 37 (less the North 278 feet of the West 360 feet), and that part of Blocks 23, 26, 27 and 38 lying North of railroad, together with all abandoned street rights of way, M. M. Smith's Subdivision, according to the plat thereof recorded in Plat Book 1, Page 55, Seminole County Public Records.

Less and Excepting:

The North 50 feet of the following described lands:

Blocks 21 and 28, M. M. Smith's Subdivision as per plat thereof as recorded in Plat Book 1, Page 55, Public Records of Seminole County, Florida, together with the East 1/2 of the vacated street on the West and the West 1/2 of the vacated street on the East.

AND

Block 37, M. M. Smith's Subdivision as per plat thereof as recorded in Plat Book 1, Page 55, Public Records of Seminole County, Florida (Less the North 278 feet of the West 360 feet and the East 1/2 of the vacated street on the West).

Further Less and Excepting:

A portion of Block 21, 22, 27 and 28, M. M. Smith's Subdivision, as per plat thereof as recorded in Plat Book 1, Page 55, Public Records of Seminole County, Florida; being more particularly described as follows: Commence at the Northwest corner of Block 21, M. M. Smith's Subdivision as per plat thereof as recorded in Plat Book 1, Page 55, Public Records of Seminole County, Florida, and run South 89 degrees 53'13" East along the North line of the aforesaid Block 21 for a distance of 433.49 feet; thence departing said North line and run South 00 degrees 06'52" West, for a distance of 50.00 feet to the Point of Beginning; thence run South 89 degrees 53' 13" East along a line 50 feet South of and parallel to the aforesaid North line of Blocks 21 and 28 for a distance of 554.58 feet; thence run South 00 degrees 06'52" West for a distance of 1137.57 feet; thence run South 81 degrees 46'43" West along a line 30 feet North of and parallel to the North right of way line of abandoned Seaboard Coastline Railroad (formerly the Trilby Branch of the Atlantic Coastline Railroad); for a distance of 560.50 feet; thence run North 00 degrees 06'52" East for a distance of 1218.81 feet to the Point of Beginning.

PARCEL 2:

A portion of Section 27, Township 19 South, Range 30 East, Seminole County, Florida; being more particularly described as follows:

The North 50 feet of the following described parcel: Block 37, M.M. Smith's Subdivision as per plat thereof as recorded in Plat Book 1, Page 55 of the Public Records of Seminole County, Florida (Less the North 278 feet

of the West 360 feet and the East 1/2 of the vacated street on the West).

PARCEL 3:

A tract of land lying in M.M. Smith's Subdivision as per plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Seminole County, Florida and being a part of Sections 27 and 34, Township 19 South, Range 30 East, Seminole County, Florida and being more particularly described as follows:

Commencing at the South 1/4 corner of Section 27, Township 19 South, Range 30 East, Seminole County, Florida and run North 00°05'14" East along the East line of the Southwest 1/4 of the aforesaid Section 27, for a distance of 32.19 feet to a point on the South line of the Seaboard Coastline Railroad (formerly the Trilby Branch of the Atlantic Coastline Railroad) and being the Point of Beginning; thence run South 81°46'43" West, along the South right of way line for aforesaid Seaboard Coastline Railroad for a distance of 1162.40 feet to the Northerly right of way line of State Road No. 417 (Section 77310-2502) and being a point on a curve concave Southerly having a chord bearing and distance of North 84°21'28" West, 171.03 feet and a radius of 2696.48 feet; thence run Westerly along the arc of said curve through a central angle of 03°38'05" for a distance of 171.06 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 19 South, Range 30 East; thence run North 00°01'15" East along the aforesaid East line for a distance of 59.64 feet to a point on the North line of the aforesaid Seaboard Coastline Railroad; thence run North 81°46'43" East along the North line of the aforesaid railroad right of way for a distance of 2001.51 feet; thence departing said North line and run South 00°07'55" West along the East line of Block 38, of M.M. Smith's Subdivision as per plat thereof as recorded in Plat Book 1, Page 55 of the Public Records of Seminole County, Florida, for a distance of 101.07 feet, thence run South 81°46'43" West along the South right of way line of the aforesaid Seaboard Coastline Railroad for a distance of 666.93 feet to the Point of Beginning.