

This space for use by Clerk of the Circuit Court only.

NOTICE OF COMMENCEMENT

Permit Number: BC-2023-1172
Tax Folio No. 232831000000043010

The undersigned hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in the NOTICE OF COMMENCEMENT.

- Legal Description of property (street address required): 3390 County Line Road Lakeland, FL 33811
- General description of improvements: Spec Office Improvements Building 300
- Owner Name: SFG Lakeland Dranefield LLC
Owner Address: 3280 Peachtree Road NE, Suite 2700 Atlanta, GA 30305
- Owner's interest in site: Fee Simple Owner
- Fee Simple Title holder (of other than owner) _____
Address: _____
- Contractor Name: Greer Contracting Company
Address: 670 Clay Street Winter Park, FL 32789 Phone: (407) 599-5380
- Surety Name: _____ Amount of bond: _____
Address: _____ Phone: _____
- Lender Name: Cross Harbor Capital Partners Contact: _____
Address: One Boston Place Suite 2310 Boston, MA 02108 Phone: (617) 624-8300
- Person within the State of Florida designated by owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, Florida Statutes.
Name: Neal Moskowitz Address: 3280 Peachtree Road NE, Suite 2770 Atlanta, GA 30188
Phone Number: 404-838-8332
- In addition to himself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes
Name: _____ Address: _____
Phone Number: _____
- Expiration date of Notice of Commencement (expiration date is one (1) year from date of recording unless a different date is specified). _____

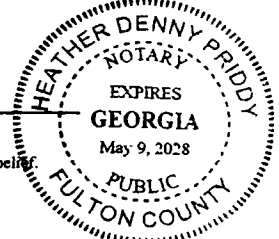
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED 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]
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager
Vice President
Signatory's Title/Office

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledge before me this 30th day of May, 2025
by Neal Moskowitz, as Vice President for SFG Lakeland Dranefield LLC
Personally Known X OR Produced Identification _____
Type of Identification Produced _____

[Signature]
Signature - Notary Public



Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

[Signature]
Signature of Natural Person Signing Above

(A copy of any bond must be attached at the time of recordation of this Notice of Commencement)