



Recording Stamp

TAX ID/PARCEL #:

33 -3S -16 -02432 -102

NOTICE OF COMMENCEMENT

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 this NOTICE OF COMMENCEMENT.

- Description of property (legal description):** -See attached copy of full description pg 2.
 - Street (job) Address: 179 SW Prosperity PL, Lake City FL. 32024
- General description of improvements:** RENOVATION TO AN EXISTING MEDICAL DOCTORS' OFFICE & CONFERENCE ROOM. CONVERTING INTO (2) TRAINING ROOMS
- Owner Information or Lessee information if the Lessee contracted for the improvements**
 - Name and Address: BDM Properties LLC - 701 NE Marine Dr. Boca Raton FL. 33431
 - Name and Address of fee simple titleholder (if other than owner): N/A
 - Interest in property:
- Contractor Information**
 - Name and Address: Quantum Facilities Services LLC/ Michael Castillo 4420 5th Street West Bradenton FL. 34207
 - Telephone #: 941-260-3400
- Surety Information (if applicable, a copy of the payment bond is attached)**
 - Name and Address: N/A
 - Amount of Bond:
 - Telephone #:
- Lender**
 - Name and Address: N/A
 - Telephone #:
- 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 and Address:
 - Telephone #:
- In addition to himself or herself, 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: Darrin Simone
 - Telephone #: 941-260-3400
- Expiration date of Notice of Commencement (the expiration date will be 1 year from the 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 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 SITE OF THE IMPROVEMENT 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.

STATE OF FLORIDA
COLUMBIA COUNTY

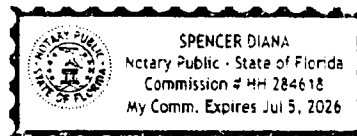
Gerald J Wood
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager
Gerald J Wood Managing Member
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me by means of physical presence or sworn to (or affirmed) by online notarization 22 day of April, 2026, by Gerald Wood as Managing Properties for BDM Properties LLC
DATE MONTH YEAR NAME OF PERSON TYPE OF AUTHORITY - OFFICER, TRUSTEE, ATTORNEY IN FACT NAME OF PART ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED

Personally Known OR Produced Identification Type of ID Produced FE DL

Spencer Diana
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
Spencer Diana
PRINT TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC

SEAL/STAMP:



Published 10/2025

Parcel 33-3S-16-02432-102 – BDM Properties LLC. – 179 SW Prosperity PL.

PG-2. Attachment of the following:

Legal Description

**COMM AT NE COR OF LOT 14 CYPRESS LAKE PHASE 3, E
204.36 FT, N 192.79 FT TO S R/W OF US HWY-90, SE
ALONG R/W 38.39 FT, CONT SE ALONG R/W 587.28 FT,
CONT SE ALONG R/W 215.11 FT FOR POB, CONT SE
ALONG R/W 358.85 FT, S24W 271.36 FT, N75W 183.06
FT, NW ALONG CURVE 15.25 FT, N14E 66.26 FT, N24E
140.49 FT, N20W 33.61 FT, N65W 121.11 FT, NE
ALONG CURVE 90.44 FT TO POB.**

WD 1284-171, WD 1299-2078, WD 1421-194