

## NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

**33-3S-16-02433-053 (9634)**

Clerk's Office Stamp

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**.

1. Description of property (*legal description*): See Exhibit A attached hereto  
a) Street (*job*) Address: 146 SW Orthopaedic Court Lake City, FL 32055
2. General description of improvements: Roof Replacement
3. Owner Information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: Lake City 146 Medical Properties LLC - 800 W Madison St, Suite 400, Chicago, IL 60607  
b) Name and address of fee simple titleholder (if other than owner): \_\_\_\_\_  
c) Interest in property Fee Simple
4. Contractor Information  
a) Name and address: Aderhold Roofing Corporation - 4440 Eagle Falls Place, Tampa, FL 33619  
b) Telephone No.: (813) 681-3735
5. Surety Information (if applicable, a copy of the payment bond is attached):  
a) Name and address: N/A  
b) Amount of Bond: \_\_\_\_\_  
c) Telephone No.: \_\_\_\_\_
6. Lender  
a) Name and address: First-Citizens Bank & Trust, 11 West 42nd Street, New York, New York, 10036  
b) Phone No.: 212-461-5708
7. 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:  
a) Meegan Motisi, One Town Center Road, Suite 300, Boca Raton, FL  
b) Telephone No.: 561-300-6263
8. 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:  
a) Name: N/A OF \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_
9. 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 JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

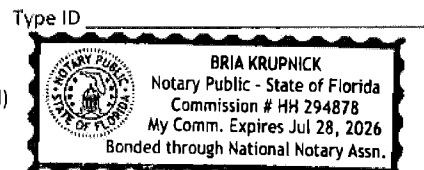
STATE OF FLORIDA  
COUNTY OF COLUMBIA

Lake City 146 Medical Properties, LLC, a Delaware limited liability company  
By: [Signature] as Authorized Signatory  
10. \_\_\_\_\_  
Signature of Owner or Lessee or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Meegan T. Motisi, Authorized Signatory  
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,  
this 20 day of March, 2024, by: Meegan T. Motisi as Authorized Signatory  
(Name of Person) (Type of Authority)  
for Lake City 146 Medical Properties, LLC who is personally known ☒ OR produced identification ☐  
(name of party on behalf of whom instrument was executed)

Notary Signature [Signature] (Notary Stamp or Seal)  
Bria Krupnick



## EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PART OF THE SW 1/4 OF THE NE 1/4, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 14, CYPRESS LAKE PHASE 3, A SUBDIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 80 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 88°18'28" E, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID CYPRESS LAKE PHASE 3 AND THE NORTH LINE OF THE SE 1/4 OF NW 1/4 OF SAID SECTION 33, 204.36 FEET; THENCE N 06°44'47" E, 192.79 FEET TO THE SOUTHERLY RIGHT OF WAY OF WEST U.S. HIGHWAY 90; THENCE S 59°25'30" E, ALONG SAID SOUTHERLY RIGHT OF WAY, 38.39 FEET TO A POINT OF A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5799.60 FEET, A CENTRAL ANGLE OF 03°20'03", A CHORD BEARING AND DISTANCE OF S 61°04'26" E 337.44 FEET, AN ARC DISTANCE OF 337.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5799.60 FEET, A CENTRAL ANGLE OF 02°28'04", A CHORD BEARING AND DISTANCE OF S 63°58'30" E 249.77 FEET, AN ARC DISTANCE OF 249.79 FEET TO A POINT OF TANGENCY; THENCE S 65°12'40" E, ALONG SAID SOUTHERLY RIGHT OF WAY, 161.85 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 107°08'30", A CHORD BEARING AND DISTANCE OF S 28°21'30" W 80.46 FEET, AN ARC DISTANCE OF 93.50 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 49°59'41", A CHORD BEARING AND DISTANCE OF S 00°12'55" E 16.90 FEET, AN ARC DISTANCE OF 17.45 FEET; THENCE S 24°46'56" W, 199.12 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 69°46'56" W 28.28 FEET, AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE N 65°13'04" W, 393.69 FEET; THENCE N 24°46'56" E, 320.48 FEET TO THE POINT OF BEGINNING.