

PREPARED BY AND RETURN TO:
Brian A. Block, Esq.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607
(352) 333-3233 ext. 202

NOTICE OF COMMENCEMENT

Tax Folio Number: 00-00-00-14305-006

STATE OF FLORIDA COUNTY OF COLUMBIA

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.

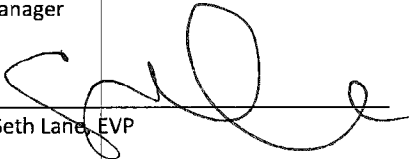
1. **Description of the Property:** See attached Exhibit "A"
2. **General Description of improvement:** New commercial retail store and all associated improvements.
3. **Owner Information:** Concept DG Investment, LLC; 1449 SW 74th Drive, Suite 200, Gainesville, FL 32607; (352) 333-3233;
Attn: Brian S. Crawford
Interest in Property: Fee simple
Name and Address of Fee simple title holder (if other than owner): N/A
4. **Contractor Information:** Concept Construction of North Florida, Inc.; 1449 SW 74th Drive, Suite 200, Gainesville, FL 32607; (352) 333-3233
5. **Surety Information:** N/A
Amount of Bond: N/A
6. **Lender Information:** NS RETAIL HOLDINGS, LLC, 2021 McKinney Avenue, Suite 1150, Dallas, Texas 75201
7. **Person within the State of Florida designated by owner upon whom notices or other documents may be served as provided by 713.13 (1) (b) 7 Florida Statutes:** N/A
8. **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:** N/A
9. **Expiration date of Notice of Commencement (the expiration date is one (1) year from the date of recording unless a different date is specified:** 1 year

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 813.13, 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.

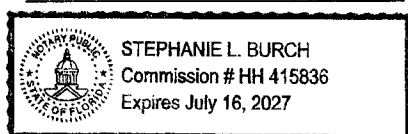
Concept DG Investment, LLC, a Florida limited liability company

By: Concept Net Lease, LLC, a Florida limited liability company,
as Manager

By: Concept Development, Inc., a Florida corporation,
as Manager

By: 
Seth Lane, EVP

The foregoing instrument was acknowledged before me by means of ☒ physical presence or by ☐ online notary on this 23rd day of February, 2024 by Seth Lane, as Executive Vice President of Concept Development, Inc., a Florida corporation, as Manager of Concept Net Lease, LLC, a Florida limited liability company, as Manager of Concept DG Investment, LLC, a Florida limited liability company, on behalf of said company, who is ☒ personally known to me or who has ☐ produced _____ as identification.



Notary Stamp

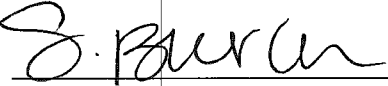

Notary Public
My Commission Expires:

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, BEING A PORTION OF BLOCK "F" OF THE TOWN OF FT. WHITE, FLORIDA, AS SHOWN IN PLAT BOOK "1", PAGE 48 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE SPECIFICALLY BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1439, PAGE 2365 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFOREMENTIONED NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SAID CORNER ALSO BEING THE NORTHWEST CORNER OF AFOREMENTIONED BLOCK "F" OF THE TOWN OF FT. WHITE; THENCE SOUTH 00°55'12" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION AND ALONG THE WEST LINE OF SAID BLOCK "F" OF THE TOWN OF FT. WHITE, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE AND SAID WEST LINE, THE FOLLOWING SIX (6) COURSES; (1) NORTH 89°30'36" EAST, A DISTANCE OF 169.87 FEET; (2) SOUTH 48°33'39" EAST, A DISTANCE OF 162.04 FEET; (3) SOUTH 08°27'22" WEST, A DISTANCE OF 228.26 FEET; (4) SOUTH 48°33'26" EAST, A DISTANCE OF 58.14 FEET; (5) SOUTH 00°39'19" WEST, A DISTANCE OF 58.88 FEET; (6) SOUTH 42°02'39" WEST, A DISTANCE OF 34.93 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. US HIGHWAY NO. 27 – STATE ROAD NO. 20 (120 FOOT RIGHT OF WAY WIDTH); THENCE NORTH 48°32'58" WEST, ALONG NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 365.33 FEET TO AFOREMENTIONED WEST LINE OF BLOCK "F" AND AFOREMENTIONED WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 00°55'50 WEST ALONG SAID WEST LINE AND ALONG SAID WEST LINE, A DISTANCE OF 213.05 FEET TO THE POINT OF BEGINNING.