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SUBMITTED SMITH GARDNER SLUSKY LAW

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2019-03759
2019 Feb 28 01:02:01 PM

County Clerk/Register of Deeds
Deb Houghtaling


After recording return to:

*PREP Property Group
Vivian M. Knight, Esq.
5905 East Galbraith, Suite 1000
Cincinnati, Ohio 45236*

ORIGINAL NOTICE OF COMMENCEMENT

The undersigned, being first duly sworn according to law, states the following:

1. **LEGAL DESCRIPTION.** The land described on Exhibit A attached hereto and made a part hereof (the "Property").

2. **IMPROVEMENT.** The nature of the improvement to be performed upon the Property is described below:

Tenant improvements in that certain space containing approximately 36,766 square feet of floor space known as Unit No. M105 located on a portion of the Property as contemplated by that certain Construction Services Agreement dated February 8, 2019 by and between PPG Shadow Real Estate LLC, a Delaware limited liability company and Builtech Services, LLC.

3. **CONTRACTING PARTY.** The name, address and capacity of the owner, part owner or lessee of the Property contracting for the improvement (the "Contracting Party") is stated below:

NAME: PPG Shadow Real Estate LLC,
a Delaware limited liability company

ADDRESS: c/o PREP Property Group
5905 East Galbraith Road, Suite 1000
Cincinnati, Ohio 45236

CAPACITY: Owner

4. **OWNER.** The name of the owner of the Property, if the Contracting Party is a land contract vendee or lessee or someone other than the owner, is stated below:

NAME: PPG Shadow Real Estate LLC,
a Delaware limited liability company

ADDRESS: c/o PREP Property Group
5905 East Galbraith Road, Suite 1000
Cincinnati, OH 45236

5. **DESIGNEE**. The name and address of the designee, if any, of the person contracting for the improvement is stated below (if no designee has been appointed, indicate "none"):

NAME: Quentin Koopman
ADDRESS: PREP Property Group
5905 East Galbraith Road, Suite 1000
Cincinnati, OH 45236

6. **ORIGINAL CONTRACTORS**. The names and addresses of all original contractors and construction managers are indicated below

NAME: Builtech Services, LLC
ADDRESS: 1834 Walden Office Square, Suite 350
Schaumburg, IL 60173
TRADE: Construction Manager/General Contractor

7. **DATE OF CONTRACT**: The date the Contracting Party first executed a contract with an original contractor for the improvement is stated below:

DATE: February 8, 2019

8. **LENDING INSTITUTIONS**. The names and addresses of all lending institutions, if any, which provide financing for the improvement to the Property are stated below (if no lending institutions are involved in financing the improvement described in this Notice, indicate "none"):

NAME: KEYBANK, NATIONAL ASSOCIATION
ADDRESS: 84910 Tiedeman Road, 3rd Floor
Mail Code OH-01-51-0311
Brooklyn, Ohio 44144

9. **SURETIES**. The names and addresses of all sureties, if any, on any bonds which guarantee payment of the original contractor(s)'s obligations under the contract for the improvement are stated below (if no sureties have issued any bonds in connection with the improvement described in this Notice, indicate "none"): None

10. **PREPARED BY**. The name and address of the person who prepared this notice is stated below:

Name: Julie Wolff
Address: PREP Property Group
5905 East Galbraith Road, Suite 1000
Cincinnati, Ohio 45236

(Remainder of page intentionally blank.)

The information provided in the foregoing notice of Commencement is true and accurate.

WITNESSES:

Julie Rice Wolff
Vivian M. Knight

PPG SHADOW REAL ESTATE LLC,
a Delaware limited liability company

By: Vivian M. Knight
Vivian M. Knight, Assistant Secretary

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

SWORN TO BEFORE ME and subscribed in my presence this 26th day of February, 2019.

Julie Rice Wolff
Notary Public

Printed Name: Julie Rice Wolff

Commission Expires: February 8, 2020



JULIE RICE WOLFF
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
February 08, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is described as follows:

PARCEL 1:

Lots Four (4), Seven (7), Eight (8) and Nine (9), and Outlots A and B, Shadow Lake Towne Center, an Addition to the City of Papillion, in Sarpy County, Nebraska; and

Lots One (1), Two (2) and Outlots A, B and C, Shadow Lake Towne Center Replat 1, an Administrative Subdivision, in Sarpy County, Nebraska; and

Lot Two (2), Shadow Lake Towne Center Replat 2, an Administrative Subdivision in Sarpy County, Nebraska; and

Lot (1), Shadow Lake Towne Center Replat 3, an Administrative Subdivision in Sarpy County, Nebraska; and

Lots One (1) and Two (2), Shadow Lake Town Center Replat 5, an Addition to the City of Papillion, in Sarpy County, Nebraska.