

THIS INSTRUMENT WAS PREPARED BY:  
GILMER M. HEITMAN, ESQ.  
NASON, YEAGER, GERSON, HARRIS & FUMERO, PA  
3001 PGA BOULEVARD, SUITE 305  
PALM BEACH GADENS, FL 33410

**WARNING!**

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

**CLAIM OF LIEN**

STATE OF FLORIDA

COUNTY OF BROWARD

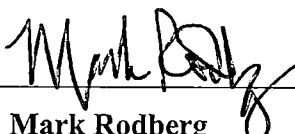
Before me, the undersigned notary public, personally appeared Mark Rodberg, who was duly sworn and says that he is the President of the lienor herein P&T Construction, Inc., a Florida corporation, whose address is 4500 PGA Boulevard, Suite 303A, Palm Beach Gardens, Florida 33418; and that in accordance with a contract with Parkland School Property LLC, a Florida limited liability company, lienor furnished labor, services, or materials consisting of Construction of a Charter School on the following described real property in Broward County, Florida:

**Parcel C, DeBUYS PLAT, according to the map or plat thereof and recorded in Plat Book 180, Pages 147 Public Records of Broward County, Florida**

**LESS AND EXCEPT the portion of such lands which have been transferred by Warranty Deed, dated as of June 18, 2015, made by DeBuys Property Investment Group, LTD and recorded in Instrument No. 113082138, Public Record of Broward County, Florida.**

**Property Appraiser's Parcel Identification No: 4741 28 01 5290  
Address: 8401 University Drive, Parkland, FL 33076 a/k/a North University Drive and West Hillsboro Boulevard, Parkland, Florida 33076**

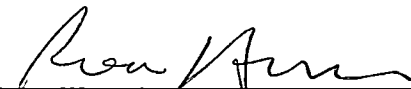
Owned by Parkland School Property LLC, 6457 Sunset Drive, Miami, Florida 33143 for a total value of Sixteen Million Six Hundred Twenty-Nine Thousand Four Hundred Twenty-Six Dollars and Eleven Cents (\$16,629,426.11), of which there remains unpaid One Million Five Hundred Twelve Thousand Five Hundred Forty-Nine Dollars and Seventy-Eight Cents (\$1,512,549.78) and furnished the first of the items on October 1, 2019, and the last of the items on September 18, 2020.

Signature:   
Print Name: Mark Rodberg

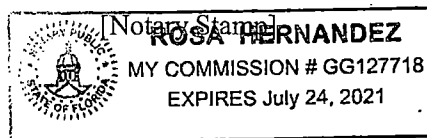
STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to (or affirmed) and subscribed before me this 15<sup>th</sup> day of December, 2020, by Mark Rodberg, as President on behalf of P&T Construction, Inc., a Florida corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.



Signature of Notary Public- State of Florida  
Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_



Copies to: (pursuant to the Notice of Commencement)

EB-5 Charter School Florida III, LP  
Attention: Michelle Menown  
1001 US Highway One, Suite 504  
Jupiter, FL 33477

Mike Balais  
10300 SW 90 Street  
Miami, FL 33176

Doc No: 994492