

THIS INSTRUMENT PREPARED BY:
Name: Greer Contracting Company - Lindy McGaha
Address: 670 Clay St
Winter Park, FL 32789

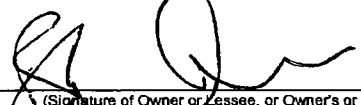
NOTICE OF COMMENCEMENT

Permit Number: BLD2023-17278
Parcel ID Number: 21-23-30-5450-01-000

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.

- DESCRIPTION OF PROPERTY:** (Legal description of the property and street address if available)
SPEC SPACE- 4510 Portier St, Ste 800, Orlando, FL MAHOGANY POINTE 111/146 LOT 1
- GENERAL DESCRIPTION OF IMPROVEMENT:**
Interior alteration for tenant build out
- OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:**
Name and address: B9 Lee Vista Owner LLC 1201 20Th St Ste Cu3-1 Miami Beach, FL 33139-1435
Interest in property:
Fee Simple Title Holder (if other than owner listed above) Name:
Address:
- CONTRACTOR:** Name: Greer Contracting Company Phone Number: 407-599-5380
Address: 670 Clay St. Winter Park, FL 32789
- SURETY (If applicable, a copy of the payment bond is attached):** Name:
Address: Amount of Bond:
- LENDER:** Name: Phone Number:
Address:
- Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.**
Name: Phone Number:
Address:
- In addition, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Phone number: _____
- Expiration Date of Notice of Commencement (The expiration is 1 year from date of recording unless a different date is specified) _____

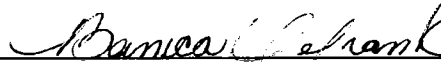
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.


(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)
Britton Winterer, Vice President
(Print Name and Provide Signatory's Title/Office)

State of New York County of New York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of March
March, 2024 by Britton Winterer (name of person acknowledging), who is personally known to me; or
has produced _____ as identification.

BANICA DEFRANK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DE6283659
Qualified in New York County
Commission Expires June 3, 2025


Signature of Notary Public