

Permit Number: B24-128  
 Folio/Parcel ID #: 16-21-28-0000-00-004  
 Prepared by: Greer Contracting Company  
 \_\_\_\_\_  
 Return to: Greer Contracting Company  
670 Clay St  
Winter Park, FL 32789

**DOC # 20240042948**  
 01/23/2024 13:45 PM Page 1 of 1  
 Rec Fee: \$10.00  
 Deed Doc Tax: \$0.00  
 Mortgage Doc Tax: \$0.00  
 Intangible Tax: \$0.00  
 Phil Diamond, Comptroller  
 Orange County, FL  
 Ret To: CSC INC

**NOTICE OF COMMENCEMENT**

State of Florida, County of Orange

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 property** (legal description of the property, and street address if available)  
1270 Northland Lane # 400
2. **General description of improvement**  
Interior Alterations, Spec Office
3. **Owner information or Lessee information if the Lessee contracted for the improvement**  
 Name CLPF Cadence Northstar LLC  
 Address 301 E Pine St, #750, Orlando, FL 32801  
 Interest in Property \_\_\_\_\_  
 Name and address of fee simple titleholder (if different from Owner listed above)  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_
4. **Contractor**  
 Name Greer Contracting Company Telephone Number 4075995380  
 Address 670 Clay St, Winter Park, FL 32789
5. **Surety** (if applicable, a copy of the payment bond is attached)  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_ Amount of Bond \$ \_\_\_\_\_
6. **Lender**  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
8. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**  
 Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
 Address \_\_\_\_\_
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) \_\_\_\_\_

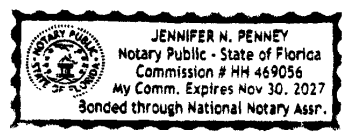
**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED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

Todd W. Watson \_\_\_\_\_ Manager  
 Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager Signatory's Title/Office

The foregoing instrument was acknowledged before me this 22 day of Jan, 2024 by Todd Watson  
 as Managing Partner for CLPF Cadence Northstar LLC  
Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

J. Penney \_\_\_\_\_ Jennifer N. Penney  
 Signature of Notary Public - State of Florida Print, type, or stamp commissioned name of Notary Public

Personally Known  OR Produced ID \_\_\_\_\_  
 Type of ID Produced N/A



Form content revised: 01/23/14

State of FLORIDA, County of ORANGE.  
 Per §668.50, F.S., which defines and permits electronic signatures,  
 I certify that this is a true copy of the document as reflected in the  
 Official Records.

**PHIL DIAMOND, COUNTY COMPTROLLER**  
 Katherine Maier 01/23/2024  
 Deputy Comptroller Date

