

AFTER RECORDING - RETURN TO:



INSTR # 2025172990  
BK 13636 Pg 1876 PG(s)1  
07/24/2025 11:21:02 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 10.00

PERMIT NUMBER: BLD25-05352

**NOTICE OF COMMENCEMENT**

The undersigned hereby given notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes the following information is provided in the Notice of Commencement. 23-28-30-138037-000030

1. DESCRIPTION OF PROPERTY (Legal description & street address, if available) TAX FOLIO NO.: 5380 Allen K Breed Highway Suite 110  
SUBDIVISION Key Logistics Center BLOCK 23 TRACT 28 LOT 30 BLDG 138037 UNIT 000030

2. GENERAL DESCRIPTION OF IMPROVEMENT:  
MONSTER @ 5380 ALLEN K BREED

3. OWNER INFORMATION: a. Name Sealy & Company  
b. Address: 333 Texas Street, Suite 1050, Shreveport, LA 71101 c. Interest in property \_\_\_\_\_  
d. Name and address of fee simple titleholder (if other than Owner) \_\_\_\_\_

4. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER:  
Greer Contracting Company 670 Clay St. Winter Park, FL 32789. 407-599-5380

5. SURETY'S NAME, ADDRESS AND PHONE NUMBER AND BOND AMOUNT:  
N/A

6. LENDER'S NAME, ADDRESS AND PHONE NUMBER:  
Keybank, 4910 Tiedman Road, Brooklyn, OH 44144

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER:  
Josh Gabel, 670 Clay St. Winter Park, FL 32789; 407-599-5380

8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes:  
NAME, ADDRESS AND PHONE NUMBER:  
Emili Cohen-Hipp, 8401 North Central Expressway, Suite 150, Dallas, TX 75225, 214-239-5102

9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): July 21, 2026

**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.**

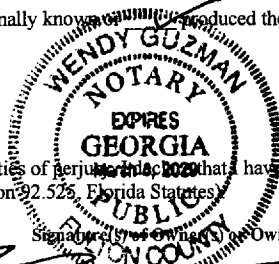
[Signature]  
Signature of Owner or  
Owner's Authorized Officer/Director/Partner/Manager

Kate Czerwinski Property  
Print Name and Provide Signatory's Title/Office manager

State of Florida Georgia (WG)  
County of Polk Fulton (WG)

The foregoing instrument was acknowledged before me this 22 day of July, 20 25  
By Kate Czerwinski, as agent  
(name of person) (type of authority, ... e.g. officer, trustee, attorney in fact)  
For Sealy & Company  
(name of party on behalf of whom instrument was executed)

Personally known or produced the following type of identification: Driver's license  
Wendy Guzman  
(Signature of Notary Public)



Under Penalties of Perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).  
Signature of Owner(s)' Authorized Officer/ Director / Partner/Manager who signed above:

By [Signature] By \_\_\_\_\_