

Permit Number: BLD2026-10611
Folio/Parcel ID #: 28-23-30-7944-00-010
Prepared by: Deborah Mervar
670 Clay Street
Winter Park, FL 32789
Return to: Greer Contracting Company
670 Clay Street
Winter Park, FL 32789

DOC # 20260041911
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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.

- Description of property** (legal description of the property, and street address if available)
6870 Shadowridge Road Suite 109 Orlando, FL 32812
- General description of improvement**
Interior Alterations
- Owner information or Lessee information if the Lessee contracted for the improvement**
Name Semoran Commercenter, LLC
Address 1800 Pembroke Drive Orlando, FL 32810-6928
Interest in Property Simple
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
- Contractor**
Name Greer Contracting Company Telephone Number (407) 599-5380
Address 670 Clay Street Winter Park, FL 32789
- Surety** (if applicable, a copy of the payment bond is attached)
Name _____ Telephone Number _____
Address _____ Amount of Bond \$ _____
- Lender**
Name _____ Telephone Number _____
Address _____
- 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 _____
- 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 _____
- 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.

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager _____
Signature's Title/Office _____

The foregoing instrument was acknowledged before me this 20th day of January, 2026, by Robert A. Bavar
as Manager for Semoran Commercenter, LLC
Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

Melody L. Wells
Signature of Notary Public - State of Florida Maryland
Print, type, or stamp commissioned name of Notary Public

Personally Known ☒ OR Produced ID ☐
Type of ID Produced _____
☐ Physical presence ☐ Online communication
MELODY L. WELLS
Notary Public - State of Maryland
Howard County
My Commission Expires May 14, 2028

Form content revised: 08/2022

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

Terri Wilson
Deputy Comptroller

01/27/2026
Date

