

Permit Number: BLD2026-16105
Folio/Parcel ID #: 36-22-29-1233-00-040
Prepared by: Greer Contracting Company
670 Clay Street, Winter Park, FL 32789
Return to: Greer Contracting Company
670 Clay Street
Winter Park, FL 32789

DOC # 20260398820
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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)
618 E South Street Suite 620 Orlando, FL 32801
- General description of improvement**
Interior Alterations
- Owner information or Lessee information if the Lessee contracted for the improvement**
Name Denholtz 618 South Street LLC | VIN 618 South Street LLC
Address 116 Chestnut Street Suite 102 Red Bank, NJ 07701-1271
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 Stephen Cassidy Manager
The foregoing instrument was acknowledged before me this 16th day of 7/2026 by Stephen Cassidy
as Manager for Denholtz 618 South Street LLC
Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

Loretta Speranzo
Signature of Notary Public - State of Florida NJ
Personally Known ☒ OR Produced ID _____
Type of ID Produced _____

Print, type, or stamp commissioned name of Notary Public

LORETTA SPERANZO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 6, 2027

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
BY: Lenore Crayton, D.C.
DATED: 07/17/2026

