

Permit Number B26904753
Folio/Parcel ID #: 35-23-29-1845-00-070
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 # 20260398023
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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.

1. Description of property (legal description of the property, and street address if available)
350 Gills Drive Orlando, FL 32824
2. General description of improvement
Interior Alterations
3. Owner information or Lessee information if the Lessee contracted for the improvement
Name Big Box Property Owner C, LLC
Address 500 E Broward Boulevard Suite 1130 Fort Lauderdale, FL 33394-3022
Interest in Property Simple
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
4. Contractor
Name Greer Contracting Company Telephone Number (407) 599-5380
Address 670 Clay Street 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) 10/31/2026

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

The foregoing instrument was acknowledged before me this 23 day of June 2026 by Josiah Spasito
as Director for Big Box Property Owner C, LLC
Type of authority, e.g., officer, trustee, attorney in fact _____ Name of party on behalf of whom instrument was executed _____

Signature of Notary Public - State of Florida New York

Print, type, or stamp of Notary Public
Notary Public, State of New York
Reg. No. 01LA0047479
Commission Expires March 9, 2030.

Personally Known ☒ OR Produced ID _____
Type of ID Produced _____

Physical presence ☐ Online notarization ☐

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

