DOC # 20260461477
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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

Permit Number: _____ – CBP-26-173
Folio/Parcel ID #: 16-21-28-0000-00-004
Prepared by: Greer Contracting Company
670 Clay Street
Winter Park, FL 32789
Return to: Greer Contracting Company
670 Clay Street
Winter Park, FL 32789

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)
   1260 Northland Lane Suite 200 Apopka, FL 32703
2. **General description of improvement**
   Interior Alterations
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
   Name CLPF Cadence Northstar LLC
   Address 617 Virginia Drive, Orlando, FL 32803
   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) _____

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 H. [signature] — 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 13th day of August (month/year) 2026 by Todd Watson (name of person)
as manager (Type of authority, e.g., officer, trustee, attorney in fact) for CLPF Cadence NorthStar LLC (Name of party on behalf of whom instrument was executed)

[signature] — 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 _____

JENNIFER N. PENNEY
Notary Public - State of Florida
Commission # HH 469056
My Comm. Expires Nov 30, 2027
Bonded through National Notary Assn.

Form content revised: 01/23/14