

Permit Number: B24-127
Folio/Parcel ID #: 16-21-28-0000-00-004
Prepared by: Greer Contracting Company

Return to: Greer Contracting Company
670 Clay St
Winter Park, FL 32789

DOC # **20240043015**
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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)
1200 Starpoint Dr #100
- General description of improvement**
Interior Alterations, Spec Office
- Owner information or Lessee information if the Lessee contracted for the improvement**
Name CLPF Cadence Northstar LLC
Address 301 E Pine St, #750, Orlando, FL 32801
Interest in Property _____
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
- Contractor**
Name Greer Contracting Company Telephone Number 4075995380
Address 670 Clay St, 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) _____

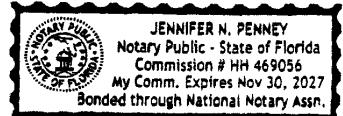
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED 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.

Todd W. A. _____ 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 22 day of Jan, 2024 by Todd Watson
as Managing Partner for CLPF Cadence Northstar LLC
Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

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 N/A



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
Katherine Maier _____ 01/23/2024 _____
Deputy Comptroller Date

