

Permit Number 18-03001975  
Parcel ID Number 23-31-16-00000-220-1100

**NOTICE OF COMMENCEMENT**

State of Florida  
County of Pinellas

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): SEE ATTACHED

a) Street (job) Address: 3101 3rd Ave N. St Petersburg, FL 33713

2. General description of improvements: Renovation of existing 6-story steel structure into an 80 unit apartment building, including associated site work, utility work, paving, & landscaping etc. for phase 2 of the Plaza 300 (Elements) project

3. Owner Information or Lessee information if the Lessee contracted for the improvement:

a) Name and address: Altis Cardinal Skyline 3LLC, 901 Ponce De Leon Blvd., Suite 401, Coral Gables, FL 33134

b) Name and address of fee simple titleholder (if different than Owner listed above)

c) Interest in property:

4. Contractor Information

a) Name and address: Hennessy Construction Services Corp., 2300 22nd Street North, St. Petersburg, FL 337113

b) Telephone No.: 727-821-3223 Fax No.: (optional)

5. Surety (if applicable, a copy of the payment bond is attached)

a) Name and address: N/A

b) Telephone No.:

c) Amount of Bond: \$

6. Lender

a) Name and address: N/A

b) Telephone No.:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

a) Name and address: Mauricio Gurdian, 901 Ponce De Leon Blvd., Suite 401, Coral Gables, FL 33134

b) Telephone No.: 786-539-4949 Fax No.: (optional)

8.a. In addition to himself or herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_

to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

b) Phone Number of Person or entity designated by Owner:

9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): \_\_\_\_\_, 20

**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.**

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

*[Handwritten Signature]*

(Signature of Owner or Lessee, or Owner's or Lessee's (Authorized Officer/Director/Partner/Manager)

Mauricio Gurdian, Director of Development

(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 27th day of

SEPTEMBER, 2019

by MAURICIO GURDIAN as MANAGER

(type of authority, e.g. officer, trustee, attorney in fact)

for ALTIS CARDINAL SKYLINE 3, as \_\_\_\_\_

(type of authority, ...e.g. officer, trustee, attorney in fact)

for \_\_\_\_\_ (name of party on behalf of whom instrument was executed).

Personally Known  Produced ID

Type of ID



Notary Signature *[Handwritten Signature]*  
Print name AMY WACHOWIAK

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Parcel ID Number 23-31-16-00000-220-1100

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- b) Name and address of fee simple titleholder (if different than Owner listed above)
- c) Interest in property:

**4. Contractor Information**

- a) Name and address: Hennessy Construction Services Corp., 2300 22nd Street North, St. Petersburg, FL 33713
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**5. Surety (if applicable, a copy of the payment bond is attached)**

- a) Name and address: N/A
- b) Telephone No.:
- c) Amount of Bond: \$

**6. Lender**

- a) Name and address: N/A
- b) Telephone No.:

**7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:**

- a) Name and address: Mauricio Gurdian, 901 Ponce De Leon Blvd., Suite 401, Coral Gables, FL 33134
- b) Telephone No.: 786-539-4949 Fax No.: (optional)

**8.a. In addition to himself or herself, Owner designates \_\_\_\_\_ of**

- to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
- b) Phone Number of Person or entity designated by Owner:

**9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): \_\_\_\_\_, 20**

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Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

*[Signature]*  
(Signature of Owner or Lessee, or Owner's or Lessee's (Authorized Officer/Director/Partner/Manager)

Mauricio Gurdian, Director of Development  
(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 27th day of SEPTEMBER, 2019  
by MAURICIO GURDIAN as MANAGER  
for ALTIS CARDINAL SKYLINE 3, as  
(Name of Person)

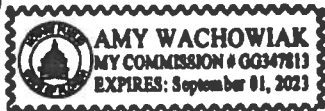
SEPTEMBER, 2019  
(type of authority, e.g. officer, trustee, attorney in fact)

for  
Personally Known  Produced ID   
Type of ID

(type of authority, ...e.g. officer, trustee, attorney in fact)  
(name of party on behalf of whom instrument was executed).

Notary Signature  
Print name

*[Signature]*  
AMY WACHOWIAK



**LEGAL DESCRIPTION**

**PLAZA 300 BUILDING**

PART OF NW 1/4 OF NW 1/4 OF SEC 23-31-16 DESC COM NW  
SEC COR TH S00D08'36"W 937.11FT TH N89D48'17"E 736.03FT  
FOR POB TH N00D05'34"W 261.19FT TH N89D29'E 365FT TH N  
185FT TH N89D29'E 173.62FT TH S 415FT(S) TH CUR RT RAD 30  
FT ARC 47.3FT TH W 65FT(S) TH S 5FT TH S89D29'W 444.98FT  
TO POB CONT 3.98AC(C)



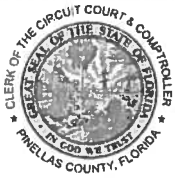
STATE OF FLORIDA-PINELLAS COUNTY

I hereby certify that the foregoing is a true  
copy as recorded in the official records of  
Pinellas County.

This 30 day of SEP 30 2019, 2019

KEVIN BURKE  
Clerk of the Circuit Court & Comptroller

By: [Signature]  
Deputy Clerk



**KEN BURKE**  
Clerk of the Circuit Court and Comptroller  
315 Court St.  
Clearwater, FL 33756  
Tel. (727) 464-7000  
<http://www.pinellasclerk.org>

# 4578529

Receipt #: 4288435  
Cashier Date: 9/30/2019 2:36:57PM  
Print Date: 9/30/2019 2:37:00PM

### CUSTOMER INFORMATION

HENNESSY CONSTRUCTION SERVICES CORP  
2300 22ND STREET NORTH  
  
SAINT PETERSBURG, FL 33713

### TRANSACTION INFORMATION

Date Received:	9/30/2019 12:00:00AM
Location:	SP
Return Code:	Over the Counter
Trans Type:	Recording
Reference:	
Cashier:	CLK101888

### PAYMENT SUMMARY

Total Fees:	\$23.29
Total Payments:	\$23.29
Balance Due:	\$0.00
Cash Tendered:	
Change:	\$0.00

### Payment

**IPASS CREDIT**

\$23.29

IPASS Convenience Fee

\$0.79

### Official Record

#### **NOTICE OF COMMENCEMENT**

BK/PG: 20712/2293 DOC #: 2019314805 Pages: 2 Date: Grantor: ALTIS CARDINAL SKYLINE 3 LLC Grantee: HENNESSY CONSTRUCTION SERVICES CORP

Certification	\$2.00
Official Records Copies	\$2.00
Indexing @ 1st 4 Names Free, Add'l=\$1 ea. - [ 3 ]	\$0.00
Recording @ 1st=\$10, Add'l=\$8.50 ea. - [ 2 ]	\$18.50

KEN BURKE  
CLERK OF COURT  
PINELLAS COUNTY, FL  
(727) 464-8616

4288435 09/30/2019 2:36:57PM

(NOT COM) NOTICE OF COMMENCEMENT

Recording	\$9.00
Public Modernization	\$1.50
Extra Names	\$0.00
Recording Fee - FAC	\$0.20
Public Records Trust	\$3.80
Public Records Trust	\$4.00
Official Records Co	\$2.00
Certification	\$2.00

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SUB TOTAL:	\$22.50
CONVENIENCE FEE:	\$0.79
CREDIT CARD CHARGE:	\$23.29
REMAINING BALANCE:	\$0.00

YOU HAVE ACKNOWLEDGED THAT  
JAMES DRAKE VISA 9429 IPASS  
ID 25985336 HAS CHARGED YOU  
A NON-REFUNDABLE CONVENIENCE  
FEE OF \$0.79 FOR THIS  
SERVICE.

\*\*\*\*\* CUSTOMER COPY \*\*\*\*\*