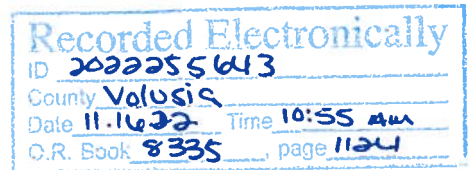


Prepared by, Record and Return to:
Cecile Evans Rider, Esq
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207
03308-807917



Permit No:BD-22-3128

Tax Folio No.: 700935000130

NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE UNDERSIGNED hereby gives notice that improvements 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): See Exhibit "A" attached.
2. Street address (if available) 101 N. Amelia Ave. Deland, Florida 32724.
3. General description of improvements: Construction of a Multifamily apartment complex.
4. Owner information:
 - (a) Name and address:
College Arms Towers, Inc.
Attn: Hank Keith
80 West. Lucerne Cir.
Orlando, FL 32801
 - (b) Interest in property: Fee Simple.
 - (c) Name and address of fee simple titleholder (if other than Owner): N/A
5. Contractor (name and address):
Hennessy Construction Services
2300 22nd Street North
St. Petersburg, FL 33713
 - (a) Phone number: 727-821-3223

6. Surety: (name and address): (The bond is attached hereto as Exhibit "B".)

Phone Number: () ____ - ____

Amount of Bond: \$ _____

7. Lender (name and address):

Orix Real Estate Capital, LLC
2001 Ross Avenue, Suite 1900, Dallas TX 75201

(a) Phone number: _____

(b) Fax number: NOT APPLICABLE

With copy to:

8. 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 and address) – N/A.

9. In addition to himself, Owner designates William Moricle, 80 W. Lucerne Cir. Orlando, FL 32801 to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

10. Expiration date of notice of commencement (the expiration date is one 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.

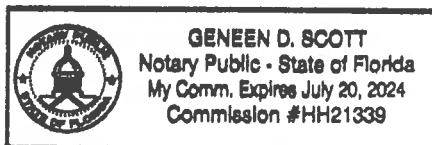
A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

COLLEGE ARMS TOWERS, INC. a Florida nonprofit corporation

By: 
Name: Henry T. Keith,
Title: Sr. Vice President and CFO

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of (check one) physical presence or online notarization, this 8 day of November, 2022, by Henry T. Keith, the Sr. Vice President and CFO of College Arms Towers, Inc., a Florida nonprofit corporations. He (check one) is personally known to me or has produced a valid driver's license as identification.





Notary Public, State and County Aforesaid
Name: Geneen D. Scott
My Commission Expires: 07/20/2024
My Commission Number is: HH21339

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lot 13, PLAT OF THE ASSESSORS SUBDIVISION OF BLOCK 24 DELAND, according to the map or plat thereof, as recorded in Map Book 3, Page 50, of the Public Records of Volusia County, Florida.

Less and Excepting therefrom the following:

A parcel of land, being a portion Lot 13, Plat of the Assessor's Subdivision of Block 24, according to the plat thereof, as recorded in Map Book 3, Page 50, Public Records of Volusia County, Florida, as described as follows:

Begin at the southwest corner of said Lot 13; said point lies on the intersection of the East right-of-way line of Amelia Avenue and the North Right-of-Way line of New York Avenue (State Road 44); thence run North 01°35'18" West, along the East right-of-way line of Amelia Avenue, 36.25 feet; thence departing said East right-of-way line, run South 29°59'04" East, 41.69 feet to a point lying on aforesaid North right-of-way line of New York Avenue (State Road 44); thence run South 89°39'35" West, along said North right-of-way line, 19.83 feet to the point of beginning.

The above described parcel of land, lies in the City of Deland, Volusia County, Florida, and contains 359.4 square feet more or less.

PARCEL 2:

North one-half (N 1/2) of Lot Twelve (12), Assessors Subdivision of Block Twenty-four (24), DeLand, except the East Seventy feet (E 70 feet) of the West One Hundred Forty feet (W 140 feet) of the North one hundred fifty feet (N 100 feet) of the said North one-half (N 1/2) of Lot Twelve (12), Assessors Subdivision of Block Twenty-Four (24), DeLand, according to the map or plat thereof, as recorded in Map Book 3, Page 50, Public Records of Volusia County, Florida.

Prepared by, Record and Return to:
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 - (a) Phone number: 727-821-3223