

E-RECORDED

ID: 20240246059
County: Orange County, FL
Date: 4/30/2024 Time: 8:33am

This Instrument Prepared By
and Return To:
Melissa N. VanSickle, Esq.
Nelson Mullins Riley & Scarborough LLP
215 South Monroe Street, Suite 200
Tallahassee, Florida 32301

Permit Nos.: 22-06-001, 22-06-002, 22-06-003, 22-06-004,
26-06-005, 22-06-007, 22-06-008

Parcel Identification Nos.: 34-21-29-0000-00-012, 34-21-29-0000-00-013,
34-21-29-0000-00-041

NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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: 2051, 2057, 2058 W. Kennedy Blvd., Eatonville, FL 32810, Orange County, Florida as more fully described on **Exhibit "A"** attached hereto and made a part hereof.

General description of improvements: Construction of a 96 unit multifamily affordable housing development to be known as "EKOS at Lake Shadow" and together with related site improvements.

3. Owner information:
 - a. Name and address: MHP FL II, LLC
777 Brickell Avenue, Suite 1300
Miami, Florida 33131
 - b. Interest in property: Fee Simple
 - c. Name and address of fee simple titleholder (if other than owner): N/A
4. Contractor:
 - a. Name and address: MHP – Hennessey Construction, LLC
2300 22nd Street, North
St. Petersburg, Florida 33713
 - b. Phone number: (727) 821-3223

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5. Surety:
- a. Name and address: American Alternative Insurance Corporation
437 Madison Avenue, 26th Floor
New York, New York 10022
 - b. Amount of bond: \$16,747,997.59
A copy of the bond is attached hereto as **Exhibit "B"**

6. Lender:
- a. Name and address: Wells Fargo Bank, National Association
550 S. Tryon Street,
23rd Floor, D1086-239
Charlotte, NC 28202-4200
Attention: Manager, CLI Deal Management
Loan No.: 1020655
 - Phone number: (213) 310 0131

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

- a. Name and address: MHP FL II, LLC
Attn: Christopher Shear
777 Brickell Avenue, Suite 1300
Miami, Florida 33131
- Phone number: 786-257-2767

8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:

- a. Name and Address: Wells Fargo Bank, National Association
550 S. Tryon Street,
23rd Floor, D1086-239
Charlotte, NC 28202-4200
Attention: Manager, CLI Deal Management
Loan No.: 1020655
- Phone number: (213) 310 0131

9. Expiration date of notice of commencement: December 31, 2024.

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.

BORROWER:

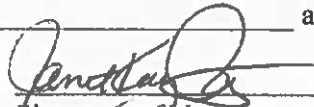
MHP FL II LLC, a Florida limited liability company

By: MHP FL II Manager, LLC, a Florida limited liability company, its Managing Member

By: 
Christopher Shear
Chief Operating Officer

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 15th day of April, 2024, by Christopher Shear, as Chief Operating Officer of MHP FL II Manager, LLC, a Florida limited liability company, as Managing Member of MHP FL II LLC, a Florida limited liability company, on behalf of said companies, who is personally known to me, or produced _____ as identification.



Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA

My Commission

Expires: August 16, 2027

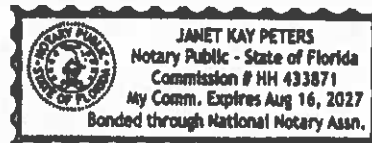


EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Orange, State of Florida, and described as follows:

Parcel 1 (Dennison-A)

Parcel Identification Number: 34-21-29-0000-00-012

The West 165 feet of the West 330 feet of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 29 East (less the South 40 feet for road), Orange County, Florida.

AND

Parcel 2 (Dennison-B)

Parcel Identification Number: 34-21-29-0000-00-013

The East 165 feet of the West 330 feet of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 21 South, Range 29 East (less the South 40 feet for road), Orange County, Florida.

AND

Parcel 3 (Rogers)

Parcel Identification Number: 34-21-29-0000-00-041

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue for a Point of Beginning; continue N. 04 degrees 01' 15" W., a distance of 1255.67 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence N. 89 degrees 46' 45" W. along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 34, a distance of 144.23 feet; thence run S. 02 degrees 49' 00" W. a distance of 1254.69 feet to the North right-of-way line of Lake Average; thence East, a distance of 293.94 feet to the Point of Beginning.

LESS ("Retained Parcel"):

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue; thence run West along said North right-of-way line 155.94 feet to the Point of Beginning; thence leaving said North right-of-way line run North 192.00 feet; thence West 128.55 feet; thence S. 02 degrees 49' 00" W. 192.23 feet to the aforesaid North right-of-way line; thence East 138.00 feet to the Point of Beginning (the "Retained Parcel").

TOGETHER WITH a non-exclusive access easement over a portion of the Retained Parcel described as follows (the "Access Easement"):

From the Southeast corner of the Northwest 1/4 of Section 34, Township 21 South, Range 29 East, run N. 04 degrees 01' 15" W. along the East line of the Northwest 1/4 of said Section 34, a distance of 40.10 feet to a point on the North right-of-way line of Lake Avenue; thence run West along said North right-of-way line 155.94 feet to the Point of Beginning; thence leaving said North right-of-way line run North 192.00 feet; thence West 22.00 feet; thence South 192.00 feet to the aforesaid North right-of-way line; thence run East along said North right-of-way line 22.00 feet to the Point of Beginning.