

## Electronically Certified Official Record

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**Agency Name:** Duval County Clerk of the Circuit Court  
**Clerk of the Circuit Court:** Jody Phillips  
**Date Issued:** 9/5/2024 2:59:44 PM  
**Unique Reference Number:** BAA-CACEDBAHBDAACJ-BCADB-CACEBJFDIB-DIEJCD-C  
**Instrument Number:** 2024195381  
**Requesting Party Reference:** rmcguinness@rtlaw.com

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### CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by Jody Phillips, Duval County Clerk of the Circuit Court, to be a true and correct copy of an official record authorized by law to be recorded or filed and actually recorded or filed in the office of the Duval County Clerk of the Circuit Court. The document may have redactions as required by law.

### HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://clerkecertify.com/VerifyImage>.

\*\*The web address shown above contains an embedded link to the verification page for this particular document.



Prepared By/Record and Return To:  
Cecile E. Rider  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32201  
RT Matter: Riverside Presbyterian House/807913

Permit No. B-24-176668.000

Tax Folio No. 090874 0000

**NOTICE OF COMMENCEMENT**

State of Florida  
County of Duval

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): All of Lots 2, 3, 8, and together with the North 50 feet of Lot 1; also together with the West 75 feet of Lot 9, all lying in Block 63; RIVERSIDE, according to plat thereof recorded in Plat Book 1, Page 109, former Public Records of Duval County, Florida.

2. Street address (if available): 2020 Park Street, Jacksonville, Florida 32204

3. General description of improvements: Renovation of apartment building -Tenant Improvements including ADA upgrades, mechanical, windows and roofing

4. Owner information:

(a) Name and address:

Riverside Presbyterian House, Inc.  
80 West Lucerne Circle  
Orlando, FL 32801

(b) Interest in property: Fee Simple.

(c) Name and address of fee simple titleholder (if other than Owner):

5. Contractor (name and address):

Hennessy Construction Services Corporation  
2300 22<sup>nd</sup> Street, North  
St. Petersburg, FL 33713  
Attn: Mark J. Stalker

(a) Phone number: (727) 821-3223

(b) Fax number: (727) 822-5726



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6. Surety: (name and address): N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(a) Phone number: ( ) -  
(b) Fax number: ( ) -

7. Lender (name and address):

Lument Real Estate Capital, LLC  
2001 Ross Avenue, Suite 1900  
Dallas, Texas 75201  
Attn: FHA Servicing

(a) Phone number: ( ) -  
(b) Fax number: \_\_\_\_\_

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).

Hank Keith  
Riverside Presbyterian House, Inc.  
C/O Westminster Communities  
80 West Lucerne Circle  
Orlando, FL 32801


9. In addition to himself, Owner designates **Seth Randall, Construction Manager, Westminster Communities whose address is 80 West Lucerne Circle, 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.**

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**Riverside Presbyterian House, Inc.,**  
a Florida not-for-profit corporation

By:   
Name: Garry Hennis  
Title: Executive Vice President


**STATE OF FLORIDA**

**COUNTY OF ORANGE**

The foregoing instrument was sworn and subscribed before me  in person  by online notarization in the State and County first-above written this 29<sup>th</sup> day of August, 2024, by Garry Hennis as Executive Vice President of Riverside Presbyterian House, Inc., a Florida not-for-profit corporation, on behalf of the corporation, and  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



  
Notary Public Signature  
Megan Faubel  
(Name typed, printed or stamped)