I#: 2026066086 BK: 23483 PG: 950, 03/11/2026 at 11:40 AM, RECORDING 1 PAGES $10.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK102878

Permit Number _____

Parcel ID Number 34-29-15-44226-000-0300

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)* JOHNSON'S, C. W. ADD LOTS 33 THRU 38
   a. Street (job) Address 206 2ns Ave NW, Largo FL
2. **General description of improvements** 78-unit multifamily buildin and associated site work
3. **Owner Information or Lessee Information if the Lessee contracted for the improvement**
   a. Name and address Shady Dell Holdings LLC, PO BOX 817, Largo FL 33779
   b. Name and address of fee simple titleholder (if different than Owner listed above) N/A
   c. Interest in property owner
4. **Contractor Information**
   a. Name and address Hennessy Construction Services Corp, 2300 22nd Street N., St. Petersburg FL
   b. Telephone No. 727-821-3233
5. **Surety (if applicable, a copy of the payment bond is attached)**
   a. Name and address None
   b. Telephone No. _____
   c. Amount of Bond $ _____
6. **Lender**
   a. Name and address Achieva Credit Union P.O. Box 1500, Dunedin, FL 34697
   b. Telephone No. 727-431-7680
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 None
   b. Telephone No. _____
8. **In addition to himself or herself, Owner designates** None of _____ **to receive a copy of the Lienor's Notice** as provided in Section 713.13(1)(b), Florida Statutes.
   a. Telephone No. of Person or entity designated by Owner None
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 one (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.

_____ GARY A. TAVE, MANAGER
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) *(Print Name and Provide Signatory's Title/Office)*

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 6th day of February, 2026 by Gary A. Tave as manager (type of authority, e.g. officer, trustee, attorney in fact) for Hennessy Construction Services corp. (name of party on behalf of whom instrument was executed).

Personally known ☐ OR Produced Identification ☒ Type of Identification Produced FLDL

Sierra Villarosa
SIGNATURE OF NOTARY

SIERRA VILLAROSA
Notary Public
State of Florida
Comm# HH700404

Sierra Villarosa
PRINT NAME

NOC Revised 10-2022