Permit No: 2500255 Property ID No: _____

NOTICE OF COMMENCEMENT

State of **FLORIDA**, County of **GLADES**

THE UNDERSIGNED hereby gives notice that improvement(s) will be made to certain real property. In accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: Okeechobee Community Developers
2. General description of improvement Emerald 3 story, 5 bed, 3 1/2 bath (463) Block 5 Lot 27 Lakefront Estates
3. Owner Information (a Lessee is considered an Owner):
   a) Name and mailing address: Okeechobee Community Developers LLC
   36 Airport Road, Suite 402, Lakewood, NJ 08701
   b) Interest in property: Fee Simple
   c) Name and address of fee simple titleholder (if different from Owner listed above): _____
4. Contractor Information:
   a) Company name and mailing address: DGC Development Corp
   601 N Magnolia Ave, Orlando FL 32801
   b) Phone Number: 407-906-4240
5. Surety (if applicable, a copy of the payment bond is attached):
   a) Name and mailing address: Great Midwest Insurance Company
   800 Gessner Rd. Suite 600, Houston, TX 77024
   b) Amount of Bond: $ 20,000,000.00
   c) Phone Number: (713) 973-0226

Inst: 202522001173 Date: 04/23/2025 Time: 10:28AM
Page 1 of 1 B: 413 P: 950, Tami P Simmons, Clerk of Court Glades, County, By: BH
Deputy Clerk

6. Lender:
   a) Name and mailing address: _____
   b) Phone Number: _____
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 mailing address: Jason D. Katz, 3325 S. University Drive, Suite 210, Davie Fl 33328
   b) Phone number of designated person: (954) 494-5732
8. In addition to himself or herself, Owner designates the following person(s) to receive a copy of the Lienor's Notice:
   a) Name and mailing address: Jason D. Katz, 3325 s. University Drive, Suite 210, Davie, FL 33328
   b) Phone number: (954) 494-5732
9. Expiration date of Notice of Commencement (the expiration date is 1-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 1, 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.

A Rotenberg
Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager if a Corporation

Okeechobee Community Developers, LLC Manager
Signatory's Title/Office

The foregoing instrument was acknowledged before me this 23rd day of April, 2025 by Michael Steinberg who is personally known to me or has produced NY DL as identification.

Notary Stamp

Brittany Heflin
Signature of Notary Public-State of Florida

BRITTANY HEFLIN
MY COMMISSION # HH 416043
EXPIRES: October 28, 2027

This copy is a true copy of the original on file in this office. Witness my hand and official seal this 23rd day of April, 2025.
TAMI P. SIMMONS, Clerk of the Circuit Court, Glades County, Florida.
_____ Deputy Clerk