Permit No: 2600570 Property ID No: S34-38-34-001-0006-0330

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 LLC (Lakefront Estates)
2. General description of improvement Villa XL (389) Block 6 Lot 33
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: Amboy Builders, LLC
   386 S. Atlantic Ave, Suite1125, Ormond Beach, FL 32176
   b) Phone Number: (786) 297-9440
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: 202622002188 Date: 07/21/2026 Time: 1:49PM
Page 1 of 1 B: 429 P: 140, 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.

Manager Michael Steinberg — Okeechobee Community Developers LLC.

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager if a Corporation — Signatory's Title/Office

The foregoing instrument was acknowledged before me this 21st day of July, 2026 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 21st day of July, 2026
TAMI P. SIMMONS, Clerk of the Circuit Court, Glades County, Florida.

Deputy Clerk