

This instrument prepared by
and please return to:
D. Michael Chessser, Esq.
Chessser & Barr, P.A.
1201 Eglin Parkway
Shalimar, FL 32579
File No. 202953-22001

[Space above for recording information]

NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF OKALOOSA

The undersigned hereby gives notice that improvements 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: SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN.

2. General description of Improvement: An enclosed building area of approximately 19,880 square feet; an open sided Carwash building having an area of approximately 625 square feet.

3. Owner information:

a. Name and address: EMERALD COAST AUTISM CENTER
80 E. College Boulevard
Niceville, Florida 32578

b. Interest in property: LEASEHOLD

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

THE DISTRICT BOARD OF TRUSTEES FOR NORTHWEST
FLORIDA STATE COLLEGE, FLORIDA
100 E. College Boulevard
Niceville, Florida 32578
No lien shall attach to fee simple title held by Northwest Florida State
College

4. Contractor: DESIGN/BUILD SYSTEMS, INC.
331 Green Acres Road, Fort Walton Beach, FL 32547
Phone Number: 850-862-4212

5. Surety:
NONE

6. Lender: CCB COMMUNITY BANK
1502 East John Sims Parkway
Niceville, Florida 32578
Phone Number: 850-279-3886

7. Person or Entity to Receive Notice: 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, are: Hayward Dykes, Jr., Esq., Hand Arendall Harrison Sale LLC, 35008 Emerald Coast Pkwy Suite 500, Destin, FL 32541 and Ms. Jennifer Copus, Esq., 25 Walter Martin Rd NE Suite 200, Fort Walton Beach, FL 32548.

8. Additional Person or Entity to Receive Notice: In addition to itself, Owner designates Alan Wood, Florida President, CCB Community Bank, 1502 East John C. Sims Parkway, Niceville, Florida 32578 and D. Michael Chessser, Chessser & Barr, P.A., 1201 Eglin Parkway, Shalimar, Florida 32579, to receive a copy of the Lienor's Notice as provided in Section 713.13 (1)(b), Florida Statutes.

9. Expiration date of Notice of Commencement: The expiration date is March ____, 2024.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERD IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROEPRTY. A NOTICE OF COMMENCMENT 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.

DATED this ____ day of ____ 2022.

Signed, sealed and delivered
in the presence of:

WITNESS _____

**THE DISTRICT BOARD OF TRUSTEES FOR
NORTHWEST FLORIDA STATE COLLEGE,
FLORIDA,**
a Florida Public educational institution

WITNESS _____

By: _____
Dr. Devin Stephenson, President

WITNESS _____

**THE DISTRICT BOARD OF TRUSTEES FOR
NORTHWEST FLORIDA STATE COLLEGE,
FLORIDA,**
a Florida Public educational institution

WITNESS _____

By: _____
Lori Kelley, Chair of the Board of Trustees

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of ____ 2022, by **Dr. Devin Stephenson, President of NORTHWEST FLORIDA STATE COLLEGE**, a Florida Public educational institution, who ☐ is personally known to me or ☐ who has produced _____ as identification.
[Seal]

Notary Public
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this ____ day of ____ 2022, by **Lori Kelley, Chair of the District Board of Trustees for Northwest Florida State College**, a Florida Public educational institution, who ☐ is personally known to me or ☐ who has produced _____ as identification.
[Seal]

Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit A

A parcel of land, lying in Section 31, Township 1 North, Range 22 West, Okaloosa County, Florida, being more particularly described as follows:

Commence at the general land office monument marking the Southeast corner of said Section 31; thence North 01 degree 22 minutes 21 seconds East along the East boundary thereof, a distance of 150.01 feet to the intersection with the North right of way of College Boulevard (150 foot wide right of way); thence North 87 degrees 49 minutes 35 seconds West along the said North right of way, a distance of 1047.98 feet; thence departing said right of way, proceed North 01 degree 24 minutes 43 seconds East, a distance of 378.07 feet to a point along the back of curb of McCracken Way, said point also being the Point of Beginning; thence departing said curb, proceed North 88 degrees 35 minutes 17 seconds West, a distance of 500.00 feet; thence North 01 degree 24 minutes 43 seconds East, a distance of 500.00 feet; thence South 88 degrees 35 minutes 17 seconds East, a distance of 500.00 feet to a point on the aforesaid back of curb; thence approximating said back of curb, proceed South 01 degree 24 minute 43 seconds west a distance of 500.00 feet to the Point of Beginning.

Together with the right to gain access to and from the leased property, through and across all roads, gates and utility access locations that exists on Landlord's property, including the right to connect to all existing easements and facilities, including all existing utility lines pursuant to Access Addendum to Ground Lease Agreement dated September 30, 2015.