

74504-74565

Inst: 202612000578 Date: 01/12/2026 Time: 8:52AM  
Page 1 of 1 B: 1558 P: 198, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC/W  
Deputy Clerk

Recording Stamp



TAX ID/PARCEL #:

# NOTICE OF COMMENCEMENT

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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): 10810 G US Highway 441 High Springs, FL 32043

a. Street (job) Address: \_\_\_\_\_

2. General description of improvements: New office and warehouse for business

3. Owner information or Lessee information if the Lessee contracted for the improvements

a. Name and Address: PINNACLE SITE SOLUTIONS, LLC - 14260 W. NEWBERRY RD., NEWBERRY, FL

b. Name and Address of fee simple titleholder (if other than owner): \_\_\_\_\_

c. Interest in property: FEE SIMPLE

4. Contractor Information

a. Name and Address: Quentin Steadley

b. Telephone #: 3894336077

5. Surety Information (if applicable, a copy of the payment bond is attached)

a. Name and Address: N/A

b. Amount of Bond: \_\_\_\_\_

c. Telephone #: \_\_\_\_\_

6. Lender

a. Name and Address: N/A

b. Telephone #: \_\_\_\_\_

7. Person 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: JEREMY SWEGER - 14260 W. NEWBERRY RD., Box 336, NEWBERRY, FL 32669

b. Telephone #: 352-727-4532

8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes

a. Name: PINNACLE SITE SOLUTIONS, LLC

b. Telephone #: 352-727-4532

9. Expiration date of Notice of Commencement (the expiration date will be 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 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 SITE OF THE IMPROVEMENT 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.**

STATE OF FLORIDA  
COLUMBIA COUNTY

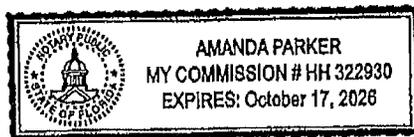
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager  
Jeremy L. Sweger, CFO  
Printed Name and Signature's Title/Office

The foregoing instrument was acknowledged before me by means of  physical presence or sworn to (or affirmed) by  online notarization 7 day of January, 2026, by Jeremy Scheer  
as CFO for Pinnacle Site Solutions, LLC  
DATE MONTH YEAR NAME OF PERSON  
TYPE OF AUTHORITY - OFFICER, TRUSTEE, ATTORNEY IN FACT NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED

Personally Known  OR Produced Identification  Type of ID Produced \_\_\_\_\_

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

Amanda Parker  
PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC



Published 10/2025