

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

09306-002

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): see Exhibit A, attached
a) Street (job) Address: 1809 SW Buckley Lane, Lake City, FL 32024
2. General description of improvements: Storage Building / Barn
3. Owner Information or Lessee information if the Lessee contracted for the improvements: Millenia Capital, Inc
a) Name and address: PHLC Holdings, LLC, 1474 SW Mandiba Dr, Lake City, FL 32024
b) Name and address of fee simple titleholder (if other than owner):
c) Interest in property:
4. Contractor Information
a) Name and address:
b) Telephone No.:
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address:
b) Amount of Bond:
c) Telephone No.:
6. Lender
a) Name and address:
b) Phone No.:
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: Jacob D. Sparks, 1474 SW Mandiba Dr, Lake City, FL 32024
b) Telephone No.:
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: OF
b) Telephone No.:
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 JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

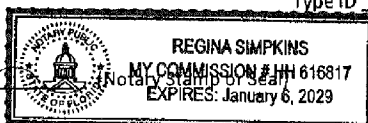
STATE OF FLORIDA
COUNTY OF COLUMBIA

10. _____
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Jacob D. Sparks, Owner
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary, this 9th day of September, 2025, by: Jacob D. Sparks as Owner
(Name of Person) (Type of Authority)
for PHLC Holdings, LLC, Millenia Capital who is personally known ☒ OR produced identification ☐
(name of party on behalf of whom instrument was executed) Type ID n/a

Notary Signature



Updated 12/2023

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,925.00

Exhibit A

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEGREES 08 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20, 187.16 FEET TO THE POINT OF BEGINNING THENCE NORTH 0 DEGREES 06 MINUTES 04 SECONDS WEST, 688.97 FEET THENCE NORTH 88 DEGREES 46 MINUTES 26 SECONDS EAST, 556.96 FEET THENCE NORTH 1 DEGREES 32 MINUTES 21 SECONDS WEST, 1962.16 FEET TO THE NORTH LINE OF THE SE 1/4 THENCE SOUTH 89 DEGREES 02 MINUTES 15 SECONDS WEST, ALONG SAID NORTH LINE, 992.83 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 THENCE SOUTH 0 DEGREES 25 MINUTES 36 SECONDS EAST, ALONG SAID WEST LINE, 1966.89 FEET THENCE NORTH 88 DEGREES 46 MINUTES 26 SECONDS EAST, 191.24 FEET THENCE SOUTH 0 DEGREES 11 MINUTES 04 SECONDS EAST, 667.57 FEET TO THE NORTH LINE OF BUCKLEY ROAD THENCE NORTH 89 DEGREES 05 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE, 158.57 FEET THENCE SOUTH 78 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG SAID NORTH LINE, 93.99 FEET TO THE SOUTH LINE OF SAID SECTION 20 THENCE NORTH 89 DEGREES 08 MINUTES 36 SECONDS EAST, ALONG SAID SOUTH LINE, 31.05 TO THE POINT OF BEGINNING.

TOGETHER WITH AND INCLUDING THE FOLLOWING NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE ABOVE DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEGREES 08 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 187.16 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 04 SECONDS WEST 573.97 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 26 SECONDS WEST 282.79 FEET TO THE POINT OF BEGINNING; THEN RUN SOUTH 0 DEGREES 11 MINUTES 04 SECONDS EAST 552.57 FEET MORE OR, LESS TO THE NORTH RIGHT OF WAY LINE OF BUCKLEY ROAD; THEN RUN EAST ALONG THE NORTH RIGHT OF WAY LINE OF BUCKLEY ROAD 30.00 FEET; THEN RUN NORTH 0 DEGREES 11 MINUTES 04 SECONDS WEST 553.00 FEET MORE OR LESS TO A POINT ON THE SOUTH BOUNDARY OF THE 10.00 ACRE PARCEL DESCRIBED ABOVE; THEN RUN SOUTH 88 DEGREES 46 MINUTES 26 SECONDS WEST 30.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND INCLUDING A 1993 TRIPLE-WIDE FLEETWOOD MOBILE HOME LOCATED ON AND AFFIXED TO THE PROPERTY IDENTIFICATION NUMBER GAFLP54A73157ET, GAFLP54B73157ET AND GAFLP54C73157ET.

Parcel Identification Numbers: 20-5S-17-09306-000 and 20-5S-17-09306-002