


This instrument prepared by:
Ryan C. Curtis, Esq.
Curtis Law Firm, LLC
175 NW 138th Terr., Suite 100
Jonesville, Florida 32669

Inst: 202312003313 Date: 02/27/2023 Time: 8:32AM
Page 1 of 3 B: 1485 P: 952, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk

NOTICE OF COMMENCEMENT

Permit No.: _____

Tax Folio No.: **33-3S-17-12837-000**

THE UNDERSIGNED, hereby gives notice that improvement(s) 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

Street Address: 1051 & 1023 E. DUVAL STREET, LAKE CITY, FL 32055

2. **GENERAL DESCRIPTION OF IMPROVEMENTS**

Renovation of subject collateral

3. **OWNER INFORMATION**

Owner Name: TRITON INVESTMENT GROUP LLC
Address: 537 SW Windsor Drive, Lake City, FL, 32024
Owner's Interest in Property: FEE SIMPLE

4. **CONTRACTOR'S INFORMATION**

Contractor's Name: TRITON INVESTMENT GROUP LLC
Address: 537 SW Windsor Drive, Lake City, FL, 32024
Phone Number: _____

5. **SURETY** (IF APPLICABLE)

Name & Address: _____
Amount of Bond: _____

6. **LENDER INFORMATION**

Lender Name: Radiant Credit Union
Attn: Liz Crews
Address: 4440 NW 25TH PLACE, Gainesville, FL 32606
Phone Number: (352) 381-5200

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:

Name & Address: _____
Phone Number: _____

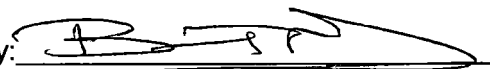
8. In addition to himself, Owner designates _____
of _____ to receive a copy of the Lienor's Notice as provided
in Section 713.13(1) (b), Florida Statutes.
Phone Number: _____
9. Expiration date of Notice of Commencement (the expiration date may not be before the
completion of construction and final payment to the contractor, but will be one (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 THE 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.**

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and
that the facts stated therein are true to the best of my knowledge and belief.

SIGNATURE OF OWNER:

TRITON INVESTMENT GROUP LLC

By: 
BRADLEY T. NEAL
Its: Member & Manager

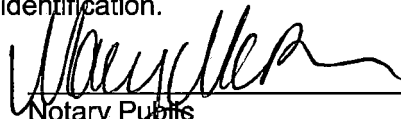
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this 24th day of February, 2023, by BRADLEY T. NEAL,
Member & Manager of TRITON INVESTMENT GROUP LLC, who ☒ is personally known to me
or ☐ produced _____ as identification.

(Seal)



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025



Notary Public
My Commission Expires: _____

Exhibit "A"
Property Description

BEGIN AT THE SOUTHEAST CORNER OF THE NW 1/4 OF NW 1/4 , SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S86°16'W ALONG THE NORTH LINE OF DUVAL STREET (U.S. HWY. 90), 250.87 FEET TO THE EAST LINE OF CHESTNUT STREET; THENCE N6°44'30"E ALONG SAID EAST LINE, 250.97 FEET; THENCE N88°28'09"E, 254.90 FEET TO THE EAST LINE OF SAID NW/14 OF NW 1/4 ; THENCE S8°03'50"W ALONG SAID EAST LINE, 241.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION CONTAINED IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 775, PAGE 1993, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL # 33-3S-17-12837-000
A/K/A 1051 & 1023 E. DUVAL STREET, LAKE CITY, FL 32055
