

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

35-3S-16-02545-102

Clerk's Office Stamp

Inst: 202212023806 Date: 12/15/2022 Time: 10:48AM
Page 1 of 1 B: 1481 P: 584, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM
Deputy Clerk

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*): LOT 2 CORNER AT COMMERCE BLVD S/D - SEE EXHIBIT A
a) Street (*job*) Address: 178 NW COMMERCE DR, LAKE CITY, FL 32055
2. General description of improvements: NEW HOTEL CONSTRUCTION
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: INN OF COMMERCE LLC DBA TOWNPLACE SUITES, 3696 WEST US HWY 90, LAKE CITY, FL 32055
b) Name and address of fee simple titleholder (if other than owner) SAME AS ABOVE
c) Interest in property FEE SIMPLE
4. Contractor Information
a) Name and address: Feasterco Construction 1000 SW 33rd Ave Ocala, FL 34474
b) Telephone No.: 352-351-1976
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 No.: _____
6. Lender
a) Name and address: FIRST FEDERAL BANK, 4705 WEST US HWY 90, LAKE CITY, FL 32055
b) Phone No. 386 754 0600
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: KELLEY D JONES PA, KELLEY JONES , 4110 NW 37TH PLACE STE B, GAINESVILLE, FL 32606
b) Telephone No.: 352 377 2004
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: N/A 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): 15 MONTHS

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]
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

NILESH PATEL, MANAING MEMBER

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 02 day of DECEMBER, 20 22, by: NILESH PATEL as MANAGING MEMBER
(Name of Person) (Type of Authority)

for INN OF COMMERCE LLC DBA TOWNPLACE SUITES who is personally known ☒ OR produced identification ☐
(name of party on behalf of whom instrument was executed)

Type ID HH042093

Notary Signature [Signature] (Notary Stamp or Seal)

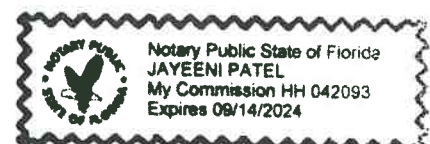


EXHIBIT A

Parcel Number: 35-3S-16-02545-102

LEGAL DESCRIPTION PER O.R.B. 1402, PG. 2682

LOT 2, OF CORNER AT COMMERCE BLVD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 137 AND 138, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 195, PAGE 211, AS CORRECTED IN OFFICIAL RECORDS BOOK 230, PAGE 306, BOTH OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, OVER THAT CERTAIN PROPERTY SITUATED IN PART OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 06°40'39" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 153.76 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY NO. 90, SAID POINT BEING IN A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 2864.79 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID CENTERLINE, A CHORD BEARING AND DISTANCE OF SOUTH 82°16'30" WEST, 121.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE, SOUTH 81°03'21" WEST, A DISTANCE OF 252.99 FEET; THENCE RUN NORTH 08°56'39" WEST, A DISTANCE OF 79.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 90; THENCE RUN SOUTH 81°03'21" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.12 FEET TO A TRANSITION POINT; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 08°56'39" WEST, 10.00 FEET; SOUTH 81°03'21" WEST, 249.99 FEET TO THE TERMINUS OF SAID COURSES, SAID POINT OF TERMINUS ALSO BEING THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE RAMP RIGHT-OF-WAY APPROACH TO INTERSTATE NO. 75; THENCE RUN NORTH 74°33'46" WEST ALONG SAID RAMP RIGHT-OF-WAY LINE, A DISTANCE OF 55.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 74°33'46" WEST ALONG SAID RAMP RIGHT-OF-WAY LINE, A DISTANCE OF 54.90 FEET; THENCE RUN NORTH 08°56'39" WEST, A DISTANCE OF 129.59 FEET; THENCE RUN NORTH 81°03'21" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 08°56'39" EAST, A DISTANCE OF 152.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHTS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1401, PAGE 2020 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.