

NOTICE OF COMMENCEMENT FORM  
COLUMBIA COUNTY, FLORIDA

**\*\*\*THIS DOCUMENT MUST BE RECORDED AT THE COUNTY  
CLERKS OFFICE BEFORE YOUR FIRST INSPECTION.\*\*\***

THE UNDERSIGNED hereby gives notice that improvement 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.

Tax Parcel ID Number 24-45-16-03102-999

PERMIT NUMBER 000025332

1. Description of property: (legal description of the property and s

See Attached

COMM NE COR OF SEC, RUN S 63 DEG W 577.63 FT TO A PT ON W R/W OF A PROPOSED RD FOR POB, CONT SW 600 FT TO A PT ON E R/W OF ACCESS RD, RUN NW'Y ALONG ARC OF A CURVE 516.66 FT TO A PT ON S LINE OF SEC 13-4S-16E, CONT NW'LY ALONG SAID ACCESS RD 283.37 FT, N 63 DEG E 604.65 FT TO A PT ON W'LY R/W OF PROPOSED RD, S 26 DEG E ALONG R/W 546.69 FT TO A PT ON N LINE OF SEC 24-4S-16E, CONT SE 252.31 FT TO POB. (A PORTION LYING WITHIN SEC 13 ORB 911-1682, 1689,

2. General description of Improvement: Class Room / Office Building

3. Owner Name & Address Service Zone Inc. / Client Logic  
1152 SW Business Pt Drive

4. Name & Address of Fee Simple Owner (if other than owner): N/A

5. Contractor Name VANGUARD MODULAR Bldg Sys Phone Number 504 287 0541  
Address 100 LINDENWOOD DR, STE 200, NAWEN, PA 19355

6. Surety Holders Name N/A Phone Number \_\_\_\_\_  
Address \_\_\_\_\_

Amount of Bond \_\_\_\_\_

7. Lender Name N/A Inst: 2007000927 Date: 01/12/2007 Time: 11:26  
Address \_\_\_\_\_ DC, P. Dewitt Cason, Columbia County B: 1107 P: 2046

8. Persons within the State of Florida designated by the Owner upon whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:

Name ET CORPORATION SYSTEM

Address 1200 SOUTH PINE ISLAND ROAD Phone Number \_\_\_\_\_  
PLANTATION, FL 33324

9. In addition to himself/herself the owner designates \_\_\_\_\_ of \_\_\_\_\_ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) - (a) 7. Phone Number of the designee \_\_\_\_\_

10. Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording, (Unless a different date is specified) \_\_\_\_\_

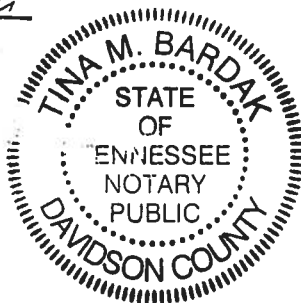
**NOTICE AS PER CHAPTER 713, Florida Statutes:**

The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.

Signature of Owner Craig Jantz

Sworn to (or affirmed) and subscribed before me this 11<sup>th</sup> day of January, 2007

NOTARY STAMP/SEAL



Signature of Notary Tina M Bardak  
My commission expires July 21, 2007

# Columbia County Building Permit Application

904-296-4015

866-772-2148

For Office Use Only Application # 0611-70 Date Received 11/30/06 By LH Permit # 25332  
 Application Approved by - Zoning Official BLK Date 08.12.06 Plans Examiner OKOTH Date 12-12-06  
 Flood Zone X Development Permit N/A Zoning CI Land Use Plan Map Category COMMERCIAL  
 Comments One set of Plans turned in Accessory Use  
☐ NOC ☐ EH ☒ Deed or PA ☐ Site Plan ☒ State Road Info ☐ Parent Parcel # ☐ Development Permit

Name Authorized Person Signing Permit CARRIE CORREA Phone 754-8529  
 Address 1152 SW Business Pt Drive Lake City, FL 32025  
 Owners Name Client Logic / Service Zone Inc. Phone \_\_\_\_\_  
 911 Address 1152 SW Business Pointe, Lake City, FL 32025  
 Contractors Name VANGUARD MODULAR Building Systems Phone JERRY SELLERS 904-287-0511  
 \*Address \_\_\_\_\_

Fee Simple Owner Name & Address N/A  
 Bonding Co. Name & Address N/A  
 Architect/Engineer Name & Address Robert Gregg 2963 Gulf to Bay Suite 220, Clearwater, FL 34515  
 Mortgage Lenders Name & Address N/A  
 Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progressive Energy  
 Property ID Number 24-45-16-03102-999 Estimated Cost of Construction 11,458.00  
 Subdivision Name N/A Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Driving Directions 341 S, @ Business Point @ into Client Logic  
around to back

Type of Construction ~~Classroom~~ (Classroom) Modular Number of Existing Dwellings on Property 1  
 Total Acreage 11.09 Lot Size Same Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive  
 Actual Distance of Structure from Property Lines - Front 100+ Side 92+ Side 30+ Rear 80+  
 Total Building Height 12' Number of Stories 1 Heated Floor Area 1680 Roof Pitch 2/12

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Carrie Correa  
 Owner Builder or Authorized Person by Notarized Letter

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.  
 Personally known \_\_\_\_\_ or Produced Identification \_\_\_\_\_

Next Page Over  
 Contractor Signature \_\_\_\_\_  
 Contractors License Number \_\_\_\_\_  
 Competency Card Number \_\_\_\_\_  
 NOTARY STAMP/SEAL

Notary Signature \_\_\_\_\_ (Revised Sept. 2006)

## Columbia County Building Permit Application

**For Office Use Only** Application # \_\_\_\_\_ Date Received \_\_\_\_\_ By \_\_\_\_\_ Permit # 25332  
 Application Approved by - Zoning Official \_\_\_\_\_ Date \_\_\_\_\_ Plans Examiner \_\_\_\_\_ Date \_\_\_\_\_  
 Flood Zone \_\_\_\_\_ Development Permit \_\_\_\_\_ Zoning \_\_\_\_\_ Land Use Plan Map Category \_\_\_\_\_  
 Comments \_\_\_\_\_  
☐ NOC ☐ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Parent Parcel # ☐ Development Permit

Name Authorized Person Signing Permit MAHER AL-Soufi Fax 770-416-9314  
 Address Vanguard Modular Building Systems, LLC / 100 Lindenwood Dr, #200, Malvern, PA 19355 Phone (610)-429-5892  
 Owners Name Client Logic / Service Zone, Inc. Phone 754-8529  
 911 Address 1152 SW Business Point, Lake City, FL 32025  
 Contractors Name Vanguard Modular Building Systems, LLC Phone 904-296-4014 JEANY SKUBAS  
 Address 100 Lindenwood Dr, #200, Malvern, PA 19355  
 Fee Simple Owner Name & Address N/A  
 Bonding Co. Name & Address N/A  
 Architect/Engineer Name & Address Robert Gregg, 2943 Gulf Breeze, #220, Clearwater, FL 34615  
 Mortgage Lenders Name & Address \_\_\_\_\_  
 Circle the correct power company FL Power & Light Clay Elec. Suwannee Valley Elec. Progressive Energy  
 Property ID Number 24-45-16-03102-999 Estimated Cost of Construction \$11,458.00  
 Subdivision Name N/A Lot \_\_\_\_\_ Block \_\_\_\_\_ Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Driving Directions 341 S., Right on Business Point, Right INTO Client Logic.

Type of Construction Modular Classroom Number of Existing Dwellings on Property 1  
 Total Acreage 16.89 Lot Size Stone Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive  
 Actual Distance of Structure from Property Lines - Front \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_  
 Total Building Height 13'2" Number of Stories 1 Heated Floor Area 1680 Roof Pitch 2/12

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Owner Builder or Authorized Person MAHER AL-Soufi

STATE OF FLORIDA  
COUNTY OF COLUMBIA



NOTARY PUBLIC  
STATE OF TEXAS  
Commission Expires 09/04/09

Contractor Signature MAHER AL-Soufi  
 Contractors License Number 66C-034037  
 Competency Card Number \_\_\_\_\_  
 NOTARY STAMP/SEAL

Sworn to (or affirmed) and subscribed before me  
 this 6 day of December 2006.

Personally known \_\_\_\_\_ or Produced Identification DL #057299334 Notary Signature \_\_\_\_\_



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD  
1940 NORTH MONROE STREET  
TALLAHASSEE FL 32399-0783

REC'D OCT 16 2006

(850) 487-1395

AL-SOUFI, MAHER  
VANGUARD MODULAR BUILDING SYSTEMS LLC  
P O BOX 2157  
SOUTHEASTERN PA 19399-2157

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND  
PROFESSIONAL REGULATION

CGC034037 08/24/2006 060117465

CERTIFIED GENERAL CONTRACTOR  
AL-SOUFI, MAHER  
VANGUARD MODULAR BUILDING SYSTEM

IS CERTIFIED under the provisions of Ch. 489 FC  
Expiration date: AUG 31, 2008 106082401501

AC# 2747315

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L06082401501

DATE	BATCH NUMBER	LICENSE NBR
08/24/2006	060117465	CGC034037

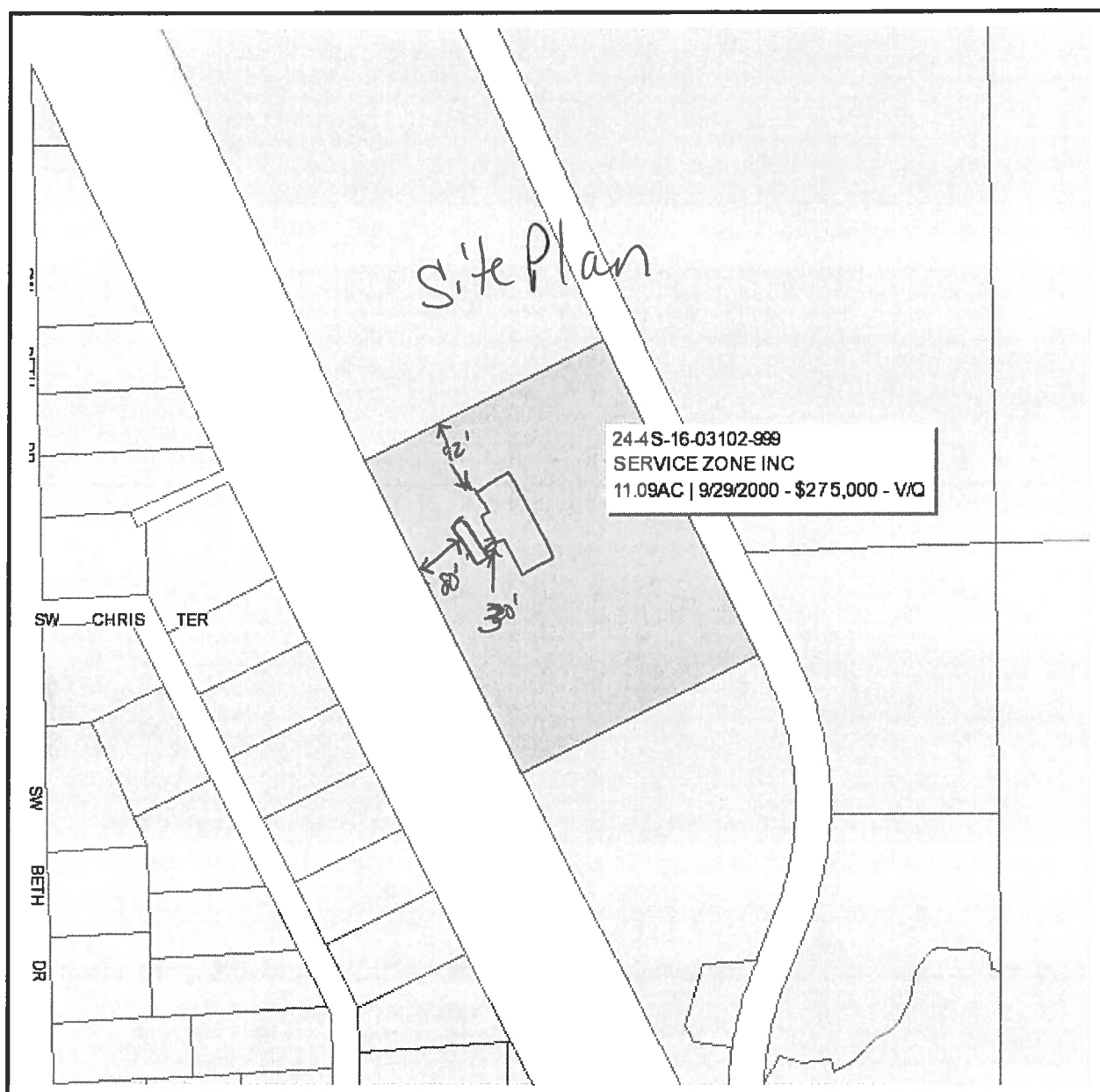
The GENERAL CONTRACTOR  
Named below IS CERTIFIED  
Under the provisions of Chapter 489 FC.  
Expiration date: AUG 31, 2008

AL-SOUFI, MAHER  
VANGUARD MODULAR BUILDING SYSTEMS LLC  
100 LINDENWOOD DRIVE SUITE 200  
MALVERN PA 19355

JEB BUSH  
GOVERNOR

DISPLAY AS REQUIRED BY LAW

SIMONE MARSTILLER  
SECRETARY



### Columbia County Property Appraiser

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083

**PARCEL: 24-4S-16-03102-999 - OFFICE BUI (001700)**

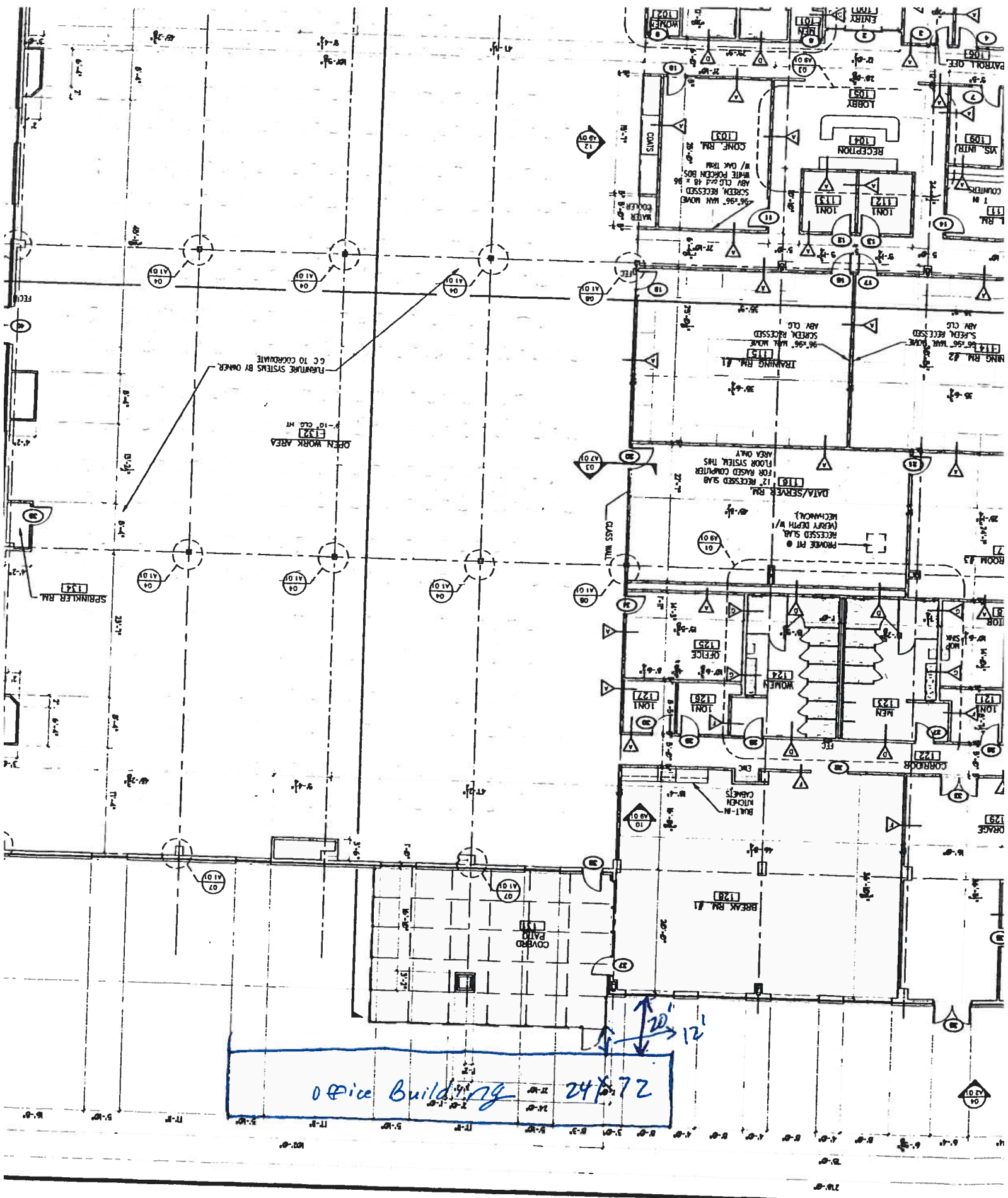
Name: SERVICE ZONE INC	LandVal	\$232,890.00
Site:	BldgVal	\$2,040,893.00
C L CORP ATTN: MARK HARVIN	ApprVal	\$2,509,626.00
TWO AMERICAN CENTER	JustVal	\$2,509,626.00
Mail: 3102 WEST END AVE SUITE 900	Assd	\$2,509,626.00
NASHVILLE, TN 37203	Exmpt	\$0.00
Sales 9/29/2000 \$275,000.00V / Q	Taxable	\$2,509,626.00
Info 9/29/2000 \$275,000.00V / Q		

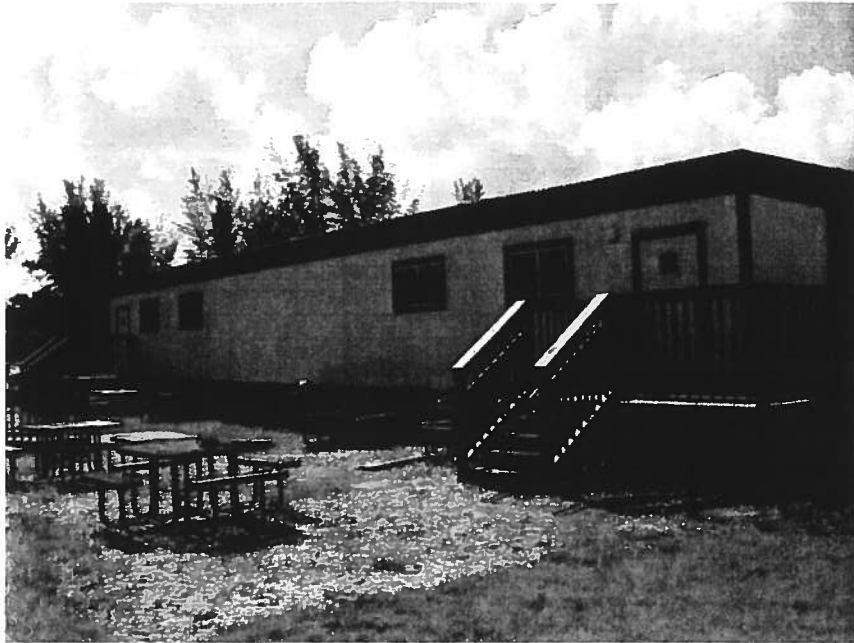
0 150 300 450 ft



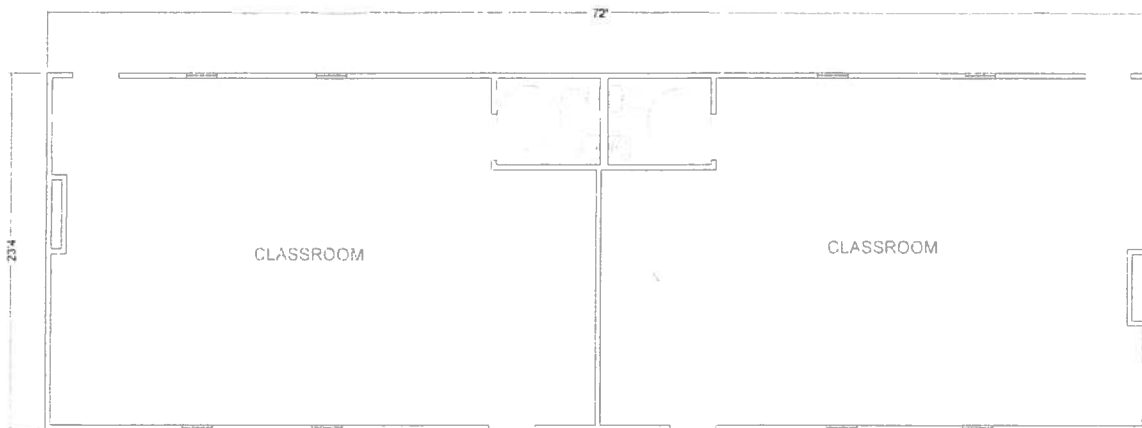
This information, GIS Map Updated: 11/20/2006, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.







<b>Building Size:</b>	24'x72'	<b>Roof Load:</b>	20 (psf)	<b>HVAC Quantity:</b>	2
<b>Total Square Feet:</b>	1,680	<b>Floor Load:</b>	40 (psf)	<b>Electrical Phase:</b>	1 phase
<b>States Coded:</b>	FL	<b>Wind Load:</b>	110 (mph)	<b>Lighting:</b>	Surface Mounted
<b>Exterior Finish:</b>	Hardie-Panel	<b>Roof Material:</b>	45 mil EPDM	<b>H/C Bath:</b>	Yes
<b>Exterior Door/Jamb:</b>	Steel / Wood	<b>Frame:</b>	Outrigger - Steel	<b>Flooring:</b>	VCT, Carpet



B20410  
FL

# Columbia County Property Appraiser

DB Last Updated: 11/20/2006

Parcel: 24-4S-16-03102-999

## 2007 Proposed Values

Tax Record

Property Card

Interactive GIS Map

Print

### Owner & Property Info

Search Result: 1 of 1

<b>Owner's Name</b>	SERVICE ZONE INC		
<b>Site Address</b>			
<b>Mailing Address</b>	C L CORP ATTN: MARK HARVIN TWO AMERICAN CENTER 3102 WEST END AVE SUITE 900 NASHVILLE, TN 37203		
<b>Use Desc. (code)</b>	OFFICE BUI (001700)		
<b>Neighborhood</b>	24416.00	<b>Tax District</b>	2
<b>UD Codes</b>	MKTA06	<b>Market Area</b>	06
<b>Total Land Area</b>	11.090 ACRES		
<b>Description</b>	COMM NE COR OF SEC, RUN S 63 DEG W 577.63 FT TO A PT ON W R/W OF A PROPOSED RD FOR POB, CONT SW 600 FT TO A PT ON E R/W OF ACCESS RD, RUN NW'Y ALONG ARC OF A CURVE 516.66 FT TO A PT ON S LINE OF SEC 13- 4S-16E, CONT NW'LY ALONG SAID ACCESS RD 283.37 FT, N 63 DEG E 604.65 FT TO A PT ON W'LY R/W OF PROPOSED RD, S 26 DEG E ALONG R/W 546.69 FT TO A PT ON N LINE OF SEC 24-4S-16E, CONT SE 252.31 FT TO POB. (A PORTION LYING WITHIN SEC 13 ORB 911-1682, 1689,		

### GIS Aerial



### Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (1)	\$232,890.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (1)	\$2,040,893.00
<b>XFOB Value</b>	cnt: (8)	\$235,843.00
<b>Total Appraised Value</b>		\$2,509,626.00

<b>Just Value</b>	\$2,509,626.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$2,509,626.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$2,509,626.00

### Sales History

Sale Date	Book/Page	Inst. Type	Sale Vlmp	Sale Qual	Sale RCode	Sale Price
9/29/2000	911/1689	WD	V	Q		\$275,000.00
9/29/2000	911/1685	WD	V	Q		\$275,000.00

### Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	OFFICE LOW (004900)	2001	WD FR Stucco (16)	43736	45751	\$2,040,893.00
<b>Note:</b> All S.F. calculations are based on <u>exterior</u> building dimensions.						

### Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	2001	\$5,175.00	3450.000	5 x 690 x 0	(.00)
0260	PAVEMENT-A	2001	\$156,497.00	173886.000	0 x 0 x 0	(.00)



0253	LIGHTING	2001	\$2,400.00	3.000	0 x 0 x 0	(.00)
0253	LIGHTING	2001	\$6,000.00	6.000	0 x 0 x 0	(.00)
0166	CONC,PAVMT	2001	\$1,155.00	77.000	0 x 0 x 0	(.00)

**Land Breakdown**

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
001700	1STORY OFF (MKT)	11.090 AC	1.00/1.00/1.00/1.00	\$21,000.00	\$232,890.00

Columbia County Property Appraiser

DB Last Updated: 11/20/2006

1 of 1

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[Scroll to Top](#)

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December 19, 2006

Client Logic

Lake City, Florida \_\_\_\_\_  
Attention: Ms. Carrie Correia

PRELIMINARY

Reference: Proposed Classroom  
Lake City, Florida  
Cal-Tech Project No. 06-704

Dear Ms. Correia,

Cal-Tech Testing, Inc. has completed the subsurface investigation and engineering evaluation for the proposed classroom at the above referenced location. Our work was performed in conjunction with and authorized by you.

#### Introduction

We understand you will construct a single-story, metal-frame structure with a plan area of approximately 1,500 square feet. Support for the structure is to be provided by conventional, shallow spread footings. We understand that the design bearing pressure for the foundations is 2,000 pounds per square foot (psf). Detailed foundation loads have not been provided; however, we assume column and wall loads will not exceed 20 kips and 2.0 kips per foot, respectively.

The purposes of our investigation were to evaluate the existing subgrade soils for an allowable bearing pressure of 2,000 psf and to present recommendations for foundation design and construction.

#### Site Investigation

The subsurface conditions were investigated by performing two (2) Standard Penetration Test borings advanced to a depth of 10 feet. The borings were performed at the approximate locations indicated on the attached Report of Soil Borings, and were located in the field by you.

The Standard Penetration Test (ASTM D-1586) is performed by driving a standard split-barrel sampler into the soil by blows of a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler 1 foot, after seating 6 inches, is designated the penetration resistance, or N-value; this value is an index to soil density or consistency.

## Findings

Both borings initially encountered about three (3) inches of asphalt and, seven (7) to eight (8) inches of limerock base. Boring B-1 then encountered medium dense to dense clayey fine sands (SC) to a depth of about seven (7) feet. This was underlain by hard very sandy clay (CL) to the termination depth of 10 feet. Below the pavement, Boring B-2 initially encountered medium dense fine sands (SP) to a depth of about three (3) feet. This was underlain by loose to very dense slightly clayey fine sands (SC) to very clayey fine sands (SC) to the termination depth.

Ground water was not encountered in any of the borings at the maximum boring depth of 10 feet.

For a more detailed description of the subsurface conditions encountered, please refer to the attached Report of Soil Borings. Note that the transition between soil layers may be gradual and not abrupt as indicated by the logs; therefore, the thickness of soil layers should be considered approximate.

## Discussion and Recommendations

Based on the results of our test borings, it is our opinion the site soils are suitable to provide support for the building using conventional, shallow spread footings. We concur that the foundations may be sized using a maximum soil bearing pressure of 2,000 psf; however, we recommend foundations have minimum widths of 18 and 24 inches for strip and isolated footings, respectively, even though the allowable soil bearing pressure may not be developed. The bottoms of foundations should be embedded a minimum of 18 inches below the lowest adjacent grade (finished surface grade, for example).

Due to the varying density of the immediate bearing soils, we believe it would be beneficial to proof-roll and then proof-compact the bearing soils through out the slab area. The soils should be compacted to a minimum of 95% of the Modified Proctor maximum dry density to a depth of at least 2 feet. Compaction of the bearing soils will reduce settling of the foundations and thereby reduce the likelihood of distress in the structure.

Our evaluation is based upon subsurface conditions encountered at this site and as presented within this report. However, subsurface conditions may exist that differ from our findings. We request that we be notified if substantially different subsurface conditions are encountered.

We appreciate the opportunity to be of service on this project and look forward to a continued association. Please do not hesitate to contact us should you have questions concerning this report or if we may be further assistance.

Respectfully submitted,  
Cal-Tech Testing, Inc.

Linda Creamer  
President / CEO

Robert W. Clark, P.E.  
Geotechnical Engineer  
Registered Florida No. 52210

**MAHER AL-SOUFI, P.E.  
P O Box 500416  
ATLANTA, GA 31150**

**January 12, 2007**

**Client Logic, Corp.  
Attn: Carrie Correia  
1152 SW Business Point Drive  
Lake City, FL 32025**

**RE: Modular Building Set Up**

**This is to certify that the installation of building B20410, s/n  
16925/16926 is acceptable.**

Thank you,



25332  
↓