

Permit Number:

Folio/Parcel Identification Number:

Prepared by: McNeill Signs, Inc

P.O. Box 1093 Bunnell, FL 32110

Return to:

McNeill Signs, Inc

P.O. Box 1093 Bunnell, FL

36-35-16-02609-000

Inst: 202212016437 Date: 08/22/2022 Time: 1:42PM

Page 1 of 2 B: 1473 P: 2459, James M Swisher Jr, Clerk of Court

Columbia, County, By: VC

Deputy Clerk

NOTICE OF COMMENCEMENT

State of Florida,

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** (legal description of the property, and street address if available)

2528 W. Highway 90, Lake City, FL 32055

See attached description

2. **General description of improvement(s)**

New signage installed

3. **Owner Information**

Name Lake City Automotive Management, LLC Telephone Number (813) 434-1992

Address 3031 N. Rocky Point Dr., Hialeah, Tampa, FL Interest in Property Fee Simple

4. **Fee Simple Title Holder** (if other than owner shown above)

Name N/A Telephone Number

Address

5. **Contractor**

Name McNeill Signs, Inc Telephone Number 386-586-7100

Address P.O. Box 1093 Bunnell, FL 32110

6. **Surety** (if any)

Name N/A Telephone Number

Address N/A Amount of bond \$

7. **Lender** (if any)

Name Bank of America, N.A. Telephone Number (904) 464-4938

Address 9000 Southside Blvd., Jacksonville, FL 32256

8. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**

Name N/A Telephone Number

Address

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

Name N/A Telephone Number

Address

10. **Expiration date of notice of commencement** (the expiration date is one 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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

11.

Signature of Owner

Larry C. Morgan, President

Signatory's Printed Name/Title/Office

(or Owner's Authorized Officer/Director/Partner/Manager §713.13(1)(d))

The foregoing instrument was acknowledged before me this 19th day of 2022 by Larry C. Morgan

as President

(year)

(name of person)

(Type of authority, e.g., officer, trustee, attorney in fact)

for Lake City Automotive Management LLC

(Name of party on behalf of whom instrument was executed)

Signature of Notary Public - State of Florida

Katrina Sullins

(Print, type, or stamp commissioned name of Notary Public)

Personally Known ☒ OR Produced ID ☐

Type of ID Produced

Verification pursuant to Section 92.525, Florida Statutes: Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Natural Person Signing on Line 11-Above

Form Revised: 11/20/07



Katrina Sullins
Notary Public
State of Florida
Comm# HH108625
Expires 3/24/2025