

#44619

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

35-3S-16-02565-003

Clerk's Office Stamp

Inst: 202212011119 Date: 06/07/2022 Time: 9:05AM
Page 1 of 1 B: 1468 P: 1055, James M Swisher Jr, Clerk of Court
Columbia, County, By: LK
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):
a) Street (job) Address: 2963 West US Hwy 90 Lake City FL 32055
2. General description of improvements: Installing new Grease Trap
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Waffle House Inc 5986 Financial Drive Norcross GA 30071
b) Name and address of fee simple titleholder (if other than owner)
c) Interest in property 100%
4. Contractor Information
a) Name and address: DJ Plumbing Inc. PO Box 120549 Clermont, FL 34712
b) Telephone No.: 352-267-8104
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: N/A
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: Casey Oswald 6404 Margarita Shores Lane Apollo Beach, FL 33572
b) Telephone No.: 678-852-9108
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: David Mitchell OF Waffle House Inc
b) Telephone No.: 770-729-5731
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. Mariannette Hovey
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Mariannette Hovey Vice President
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 _____ day of _____, 20____, by: _____ as _____
(Name of Person) (Type of Authority)
for _____ who is _____ ☐ OR produced identification ☐
(name of party on behalf of whom instrument was executed)

Notary Signature Heather Richmond



My Commission expires
June 2, 2025