

# NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

21-15-17-04550-005

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): STORAGE BUILDING

a) Street (job) Address: TBD NE OMAR TER, LAKE CITY FL

2. General description of improvements: A BUILDING FOR STORAGE OF EQUIPMENT, USE AS A WORKSHOP AND AGRICULTURE

3. Owner Information or Lessee Information if the Lessee contracted for the improvements:

a) Name and address: MONDRAGON KEEP LLC

b) Name and address of fee simple titleholder (if other than owner): 5526 OLD BRICK RD 120-278 WINDERMERE FL

c) Interest in property: NURSERY, AGRICULTURE

4. Contractor Information

a) Name and address: OWNER

b) Telephone No.: 407-848-9902

5. Surety Information (if applicable, a copy of the payment bond is attached):

a) Name and address: NONE

b) Amount of Bond: \_\_\_\_\_

c) Telephone No.: \_\_\_\_\_

6. Lender

a) Name and address: NONE

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: SELF

b) Telephone No.: \_\_\_\_\_

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: none

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): \_\_\_\_\_

**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 / LC 602



**JACOB DEGRECHE**  
Notary Public  
State of Florida  
Comm# HHS86032  
Expires 8/31/2028

10. \_\_\_\_\_  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

ELEOS MONDRAGON

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 4th day of June, 2025, by: Eleos Mondragon as Owner  
(Name of Person) (Type of Authority)

for Mon Dragon Keep LLC who is personally known ☐ OR produced identification ☒  
(name of party on behalf of whom instrument was executed)

Type ID FCOL

Notary Signature \_\_\_\_\_

(Notary Stamp or Seal)