

# NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

33-3S-17-06654-000 (26806)

Clerk's Office Stamp

Inst: 202512002740 Date: 02/10/2025 Time: 2:45PM  
Page 1 of 1 B: 1532 P: 2621, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC 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.

- Description of property (legal description): LOTS 3 & 4 BLOCK K MELROSE PARK S/D  
a) Street (job) Address: 538 SE LOMOND AVE, LAKE CITY FL
- General description of improvements: REROOF APROX 21SQ OF SHINGLES
- Owner Information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: GRIFFIN AVE INVESTMENTS LLC 1111 PARK CENTRE BLVD STE 207 MIAMI, FL 33169  
b) Name and address of fee simple titleholder (if other than owner) \_\_\_\_\_  
c) Interest in property \_\_\_\_\_
- Contractor Information  
a) Name and address: SCOTT POST 14320 N BOULEVARD, TAMPA FL 33613  
b) Telephone No.: 813-504-5007
- Surety Information (if applicable, a copy of the payment bond is attached):  
a) Name and address: \_\_\_\_\_  
b) Amount of Bond: \_\_\_\_\_  
c) Telephone No.: \_\_\_\_\_
- Lender  
a) Name and address: \_\_\_\_\_  
b) Phone No. \_\_\_\_\_
- 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: \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_
- 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: \_\_\_\_\_ OF \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_
- 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

STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing is a true copy of the original filed in this office.  
JAMES M SWISHER JR, CLERK OF COURT



*[Signature]*

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

Benjamin TOAFF, Manager

Printed Name and Signatory's Title/Office

By James M Swisher Jr  
Deputy Clerk

Date 2/10/2025

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,

this 28 day of January, 2025, by: Benjamin Toaff as Manager

(Name of Person)

(Type of Authority)

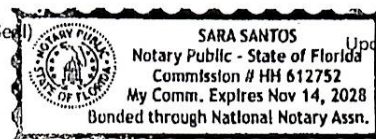
for Griffin Ave Investments LLC who is personally known ☐ OR produced identification ☒

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

Type ID DR VIC

Notary Signature *[Signature]*

(Notary Stamp or Seal)



Updated 12/2023