

# NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

00-00-00-10669-001 (39019)

Clerk's Office Stamp

Inst: 202312009158 Date: 05/22/2023 Time: 12:50PM  
Page 1 of 1 B: 1490 P: 2681, 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.

1. Description of property (legal description): NE DIV: LOTS 27,28,29 & 30 BLOCK 1 RICHARDSON PARK S/D. ORB 400-358  
a) Street (job) Address: 815 NE Martin Luther King St. Lake City, FL 32055
2. General description of improvements: Electrical, plumbing, HVAC, etc...replacements and repairs in accordance with Columbia County ARPA Program.
3. Owner Information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: Leanna Shaw: 815 NE Martin Luther King St. Lake City, FL 32055  
b) Name and address of fee simple titleholder (if other than owner) N/A  
c) Interest in property Homeowner(s)
4. Contractor Information  
a) Name and address: A2B Development, LLC: 10300 Calle De Flores Dr. Clermont, FL 34711  
b) Telephone No.: 772-370-0454
5. Surety Information (if applicable, a copy of the payment bond is attached):  
a) Name and address: N/A  
b) Amount of Bond: N/A  
c) Telephone No.: N/A
6. Lender  
a) Name and address: Columbia County BCC c/o Columbia County ARPA Senior Housing Rehab Program: 135 NE Hernando Ave, #203, Lake City, FL 32055  
b) Phone No. 386-719-2028
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: Columbia County Purchasing: Erica Jones: 135 NE Hernando Ave, #203, Lake City, FL 32055  
b) Telephone No.: 386-719-2028
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: Antonio Jenkins OF Guardian CRM, Inc: 15000 Citrus Country Dr. #331, Dade City, FL 33523  
b) Telephone No.: 888-482-7393
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. Leanna Shaw  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Homeowner- Leanna Shaw  
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 22nd day of May, 2023, by: Leanna Shaw as Homeowner  
(Name of Person) (Type of Authority)  
for Homeowner & Contractor: Columbia County ARPA who is personally known ☒ OR produced identification ☐  
(name of party on behalf of whom instrument was executed)

Notary Signature Antonio Jenkins  
ANTONIO JENKINS  
Notary Public-State of Florida  
My Commission Expires  
November 02, 2025