

54811

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

35-3S-16-02579-000 (10580)

Clerk's Office Stamp

Inst: 202212015420 Date: 08/09/2022 Time: 8:36AM
Page 1 of 1 B: 1472 P: 2338, 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): E105.5 ft OF THE W 134FT OF THE N 330 FT OF LOT 6 LAKE HARRIS FARMS S/D UNIT A ORB 760-928,929, 774
a) Street (job) Address: 2838 US HWY 90, LAKE CITY FL 32055 -518, 1/2 UNDIV INT EA 931-1180, WD1225-1574
- General description of improvements: INTERIOR ALTERATION OF EXISTING SPACE TO A MEDICAL CANNABIS DISPENSARY; DEMO PORTION OF BLDG
- Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: PLANTS OF RUSKIN, LLC PO BOX 128 RUSKIN FL 33575
b) Name and address of fee simple titleholder (if other than owner): CEDAR RIVER PROPERTIES, LLC 2410 AVENUE A BRADENTON BEACH FL 34217
c) Interest in property: TENANT
- Contractor Information
a) Name and address: TRIMAR CONSTRUCTION, INC PO BOX 3052 TAMPA FL 33601
b) Telephone No.: 813-258-5524
- 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.:
- Lender
a) Name and address: N/A
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: JOHN TIPTON PO BOX 128 RUSKIN FL 33575
b) Telephone No.: 813-615-3211
- 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): DECEMBER 31, 2022

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

JOHN TIPTON PRES.
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 1 day of August, 2022, by: John Tipton as PRES
(Name of Person) (Type of Authority)
for PLANTS OF RUSKIN, LLC who is personally known ☒ OR produced identification ☐
(name of party on behalf of whom instrument was executed) Type ID

Notary Signature Linda Badgerow (Notary Stamp or Seal)

