

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

02-4S-17-07479-000

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*): See attached
a) Street (*job*) Address: 133 SE Newell Street, Lake City, FL 32025
2. General description of improvements: Construct a 7,500sf metal work shed
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: TownHomes, LLC 133 SE Newell Street, Lake City, FL 32025
b) Name and address of fee simple titleholder (if other than owner) _____
c) Interest in property Owner
4. Contractor Information
a) Name and address: Bob T Hutchinson, Genesis Construction, PO Box 5698, Ocala, FL 34478
b) Telephone No.: 352/867-8411
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: NA
b) Amount of Bond: _____
c) Telephone No.: _____
6. Lender
a) Name and address: NA
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: NA
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: _____ 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

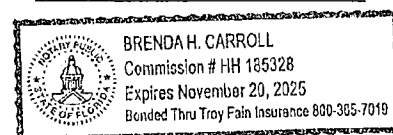
10. Todd Frier
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Todd Frier, Member
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 5th day of January, 2023, by: Todd Frier as Member
(Name of Person) (Type of Authority)
for TownHomes LLC who is personally known ☒ OR produced Identification ☐
(name of party on behalf of whom instrument was executed)

Type ID _____

Notary Signature Brenda H Carroll (Notary Stamp or Seal)



DESCRIPTION

COMMENCE at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 2, Township 4 South, Range 17 East, Columbia County, Florida and run S.00°30'48"W. along the East line of said Southwest 1/4 of the Southeast 1/4 a distance of 209.65 feet; thence N.89°28'58"W. 863.95 feet to the POINT OF BEGINNING; thence continue N.89°28'58"W. 524.15 feet; thence N.09°59'18"E. 1530.32 feet to a point on the Southwesterly Right-of-Way line of the Georgia Southern and Florida Railroad; thence S.51°43'24"E. along said Southwesterly Right-of-Way line 587.12 feet; thence S.09°59'18"W. 1165.83 feet to the POINT OF BEGINNING. Containing 16.00 acres, more or less.

AND ALSO Lot 3 of COLUMBIA COUNTY INDUSTRIAL PARK PHASE 1, a subdivision recorded in Plot Book 6, Page 185, of the Public Records of Columbia County, Florida.