

PREPARED BY AND RETURN TO:

William R Huseman P.A.
9310 Old Kings Road South
Suite 702
Jacksonville, FL 32257

Inst: 202412015928 Date: 07/24/2024 Time: 12:15PM
Page 1 of 3 B: 1519 P: 2327, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*
Deputy Clerk

Tax Folio No.:

NOTICE OF COMMENCEMENT

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713 of the Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: **149 Southwest Woolsey Glen, Lake City, FL 32024-4299**

See Attached Exhibit "A"

2. General description of improvement: **Construction of "Event Venue".**
3. Owner information:
 - a. Name: **Woods Projects LLC**
 - b. Address: **149 SW Woolsey Glen, Lake City, FL 32024**
 - c. Interest in property: **Fee Simple**
 - d. Name and address of fee simple titleholder (if other than owner shown above): **N/A**
4. Contractor:
 - a. Name: **Sparks Construction Inc**
 - b. Address: **426 SW Commerce Drive, Ste 130, Lake City FL 32025**
 - c. Phone number: **[REDACTED]**
5. Surety:
 - a. Name: _____
 - b. Address: _____
 - c. Phone number: _____
 - d. Amount of bond: \$ _____
6. Lender:
 - a. Name: **Campus USA Credit Union**
 - b. Address: **14007 NW First Road, Newberry, FL 32669**
 - c. Phone number: **(352) 335-9090**
7. Persons 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: **William R Huseman P.A.**
 - b. Address: **9310 Old Kings Road South, Suite 702, Jacksonville FL 32257**
 - c. Phone number: **[REDACTED]**

8. In addition to himself, Owner designates _____ to receive a copy of the Lienor's Notice as provided in section 713.13(1)(b), Florida Statutes.
- a. Name: _____
 - b. Address: _____
 - c. Phone number: _____
9. Expiration date of notice of commencement (the expiration date is one 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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS IN IT ARE TRUE TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF.

Verification pursuant to Section 92.525, Florida Statutes.

Property Owner:

Woods Projects LLC

By: Michael Woods

Name: **Michael C. Woods, II**

Its: **Manager**

STATE OF FLORIDA
COUNTY OF COLUMBIA

The Foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, July 12, 2024, by **Michael C. Woods, II** as **Manager** for **Woods Projects LLC** who is personally known to me OR who produced a valid driver's license as identification.

William R. Huseman
NOTARY PUBLIC

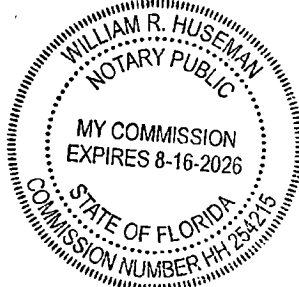


EXHIBIT A

LEGAL DESCRIPTION

Township 4 South - Range 16 East Section 2: All of the SE 1/4 lying Westerly of I-75 and Southeasterly of State Road 247, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the South line of the SE 1/4 of Section 2, Township 4 South, Range 16 East, Columbia County, Florida, and the Southeasterly right of way line of State Road No. 247, said right of way line being 50 feet Southeasterly of the centerline of said State Road as measured perpendicular to said centerline; thence N 40°35'54" E, along said right of way line, 310.89 feet to a change in right of way width; thence S 49°24'06" E, 25.00 feet to a point 75.00 feet Southeasterly from said center line of State Road No. 247 as measured perpendicular to said centerline; thence N 40°35'54" E, along said right of way line 449.96 feet to a bend in said right of way; thence N 66°29'30" E, still along said right of way line, 137.14 feet to a point on the Westerly right of way line of Interstate No. 75 (State Road No. 93), a 300 foot wide, limited access right of way; thence S 24°49'52" E, along said Easterly right of way line, 646.04 feet to its intersection with the aforementioned South line of the SE 1/4; thence S 88°07'30" W, along said South line 911.66 feet to the Point of Beginning, Columbia County, Florida.