

PREPARED BY AND RETURN TO:
Mitchell C. Fogel, Esq.
Fogel Law Group
2500 N. Military Trail, Suite 200
Boca Raton, FL 33431

PERMIT NUMBER: _____

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvements will be made to certain real property, the following information is provided in this Notice of Commencement.

1. Description of Property:

Legal Description:

The West 103 feet of Lot 12 and all of Lot 13, PLANTATION VILLAGE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 210 and 211, of the Public Records of Columbia County, Florida.

Address of Property: 4289 and 4327 Northwest American Lane, Lake City, FL 32055

2. General Description of Improvements: ground up construction of medical facility.

3. Owner Information or Lessee Information if the Lessee Contracted for the Improvement:

Name and Address: David C. Terrell, Jr. APRN, PA
221 Southwest Stonegate Terrace, Suite 102
Lake City, FL 32024

Interest in Property: Fee Simple

Name and Address of Fee Simple Title Holder (if different from Owner listed above):

4. Contractor: Plumb Level Construction Co. LLC
232 Northwest Chadley Lane
Lake City, FL 32055

5. Surety (if applicable, a copy of the payment bond is attached): N/A

Name, Address and Phone Number: N/A

Amount of bond: \$N/A

6. Lender: First Federal Bank
4705 US Highway 90 West
Lake City, FL 32055

7. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice, pursuant to the required Florida Statutes:

Mindy Lemen
Commercial Loan Administrative Solutions, Inc.
3168 US Highway 17, Suite F
Fleming Island, FL 32003

8. Expiration date of Notice of Commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but 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 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing Notice of Commencement and that the facts stated therein are true to the best of my knowledge and belief.

David C. Terrell, Jr. APRN, PA, a Florida corporation

By: _____

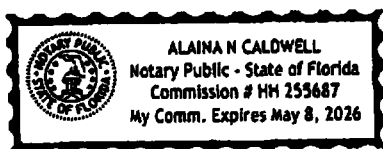

David Charles Terrell, Jr., President

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12TH day of May, 2023, by David Charles Terrell, Jr., as the President of David C. Terrell, Jr. APRN, PA, a Florida corporation, on behalf of the corporation. He/she is ☐ personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Signature of Notary Public - State of Florida