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NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

35-35-16-02519-000

Clerk's Office Stamp

Inst: 202312023485 Date: 12/14/2023 Time: 1:31PM
Page 1 of 1 B: 1504 P: 1672, James M Swisher Jr, Clerk of Court
Columbia, County, By: DN
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): 35-35-16-02519-000 (portion of parcel south of SW Real Terrace)
a) Street (job) Address: TRD SW REAL TERRACE, LAKE CITY, FL 32055
2. General description of improvements: 1752 Sq ft office & 3998 Sq ft parking lot
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Victory Land Holdings, LLC 2008 OHIO AVENUE, Live Oak, FL 32061
b) Name and address of fee simple titleholder (if other than owner): SAME
c) Interest in property: OWNER
4. Contractor Information
a) Name and address: MAURICE PERKINS
b) Telephone No.: 386-208-2791
5. 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.: _____
6. Lender
a) Name and address: N/A
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: Kyle McLeod
b) Telephone No.: 386-688-3627
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: Kevin Greene OF Victory Land Holdings, LLC
b) Telephone No.: 590-0802
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.

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

John Kyle McLeod Owner / Victory Land Holdings, LLC
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 14th day of December, 2023, by:
Wendy Mireles as Notary for Kyle McLeod
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature Wendy Mireles Notary Stamp or Seal:

