

City of Ocala Growth Management Department
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471
Phone: (352) 629-8421 Email: building@ocalafl.org Websi

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/18/2024 11:01:18 AM
FILE #: 2024049227 OR BK 8301 PGS 615-617
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

NOTICE OF COMMENCEMENT

Permit No. # BLD24-0584

Tax Folio/Parcel ID: 28335-013-00 State: FL County: Marion

The undersigned hereby gives notice that improvement will be made to certain real property. In accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement:

1. Description of property (legal description, lot, block, and street address if available):
1749 E Silver Springs Blvd, Ocala, FL 34470

2. General description of improvement: interior remodeling for nail salon

3a. Owner name/address: Ocala 1739 Shopping Center LLC / 3695 NW 74TH ST MIAMI FL 33147-5827

3b. Interest in property:
3c. Name and address of fee simple title holder (if other than owner):

4. Contractor – Qualifier Name and Address: Chi Wa Ho / Leaders Construction Inc /6848 Butterfly Drive, Harmony, FL 34773

5. Surety – Name and Address: Amount of bond: \$

6. Lender – Name and Address:

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:

8. In addition to him/herself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes [Provide Name/Mailing Address]:

9. NOC expiration date (one full year from the date of recording unless 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.

Verification pursuant to Section 92.525, Florida Statutes: Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

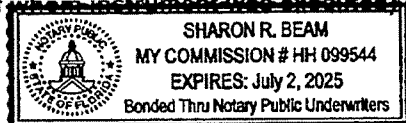
Ming Zhu
Signature of Owner/A Natural Person
(or Owner's Authorized Officer/Director/Partner/Manager)

4/18/24
Date

STATE OF FLORIDA
County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of April, 2024, by Ming Zhu (print name of person) as authorized signer (type of authority, e.g. officer, trustee, attorney in fact) for property owner (name of party on behalf of whom instrument was executed)

Sharon R Beam
Notary Public



Print, Type or Stamp Commissioned Name of Notary Public

Personally Known -OR- Produced Identification FL DL

NOC. 4/27/20

SEC 16 TWP 15 RGE 22
PLAT BOOK B PAGE 206
ORANGE VIEW SUB
COM AT THE SE COR OF SAID LOT 12 TH N 00-59-32 W
ALG THE E BDRY 11.33 FT TO THE S ROW OF LINE OF
SAID SILV SPGS BLVD & POB TH DEPART SAID N ROW LN
CONT N 00-59-32 W ALG E BDRY OF LT 12 A DIST OF 294.06 FT
TH S 89-41-15 W 138.28 FT TH N 00-08-06 W 150.66 FT TO
THE S ROW LN OF SAID NE 2ND ST TH S 89-41-15 W 1019.75 FT
TO THE W BDRY OF SD LOT 17 TH DEPART SD ROW LN
S 00-04-38 E ALG SD W BDRY OF LOT 17 317.55 FT
TH S 89-58-45 E 125 FT TH S 00-06-49 E 120 FT TO THE
AFOREMENTIONED N ROW LN OF SILV SPGS BLVD
TH S 89-57-27 E 1037.79 FT TO POB

April 14th, 2024

To whom it may concern:

This letter authorizes the following:

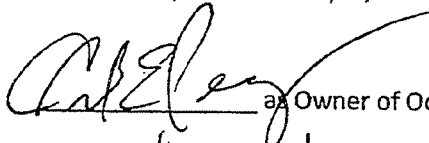
Just that the Tenant, Ximei Zheng & Zhu Changlu dba Nail Salon are allowed to sign the NOC Notice of Commencement for Shopping Center located at 1739-2015 E. Silver Springs Boulevard, Ocala, FL 34470.

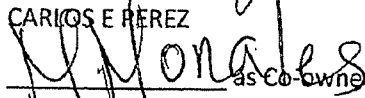
Both owners Carlos E Perez and Marlen Morales agree to this.

State of Florida

County of Miami Dade

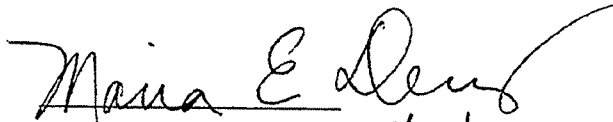
The foregoing instrument was acknowledged before me by means of physical presence or on line notarization, this 17th of April, 2024 by:

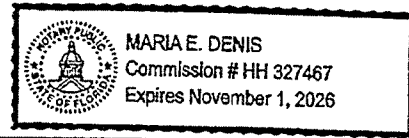

as Owner of Ocala Shopping Center

CARLOS E PEREZ

as Co-owner of Ocala Shopping Center

MARLEN MORALES

Notice of Commencement


Maria E Denis, Notary Public 4/17/24



Stamp

Personally known or Produced Identification

Type of Identification Produced _____



Certified A True Copy
of 3 page document
this 18 day of Apr 2024
GREGORY C. HARRÉLL
Clerk of Court and Comptroller
By S. Beam D.C.