DOC# 20210732523
12/01/2021 01:29:44 PM Page 1 of 1
Rec Fee: $10.00
Phil Diamond, Comptroller
Orange County, FL
IP - Ret To: FRIEDRICH WATKINS COMPANY

Permit Number:
Folio/Parcel Identification Number:
Prepared by:

Return to:

NOTICE OF COMMENCEMENT

State of Florida, County of Orange

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

1. **Description of property** (legal description of the property, and street address if available)
   140 Sugar Belle Drive, #D, Winiter Garden, FL 34787
2. **General description of improvement(s)**
   Tenant Build-out
3. **Owner information**
   Name NF Franchising LLC Telephone Number
   Address 111 E Lancaster Avenue, Paoli, PA Interest in Property
4. **Fee Simple Title Holder** (if other than owner shown above)
   Name Walt Disney World Resort Telephone Number
   Address PO Box 100000, Lake Buenan Vista, FL 32830
5. **Contractor**
   Name Friedrich Watkins Company Telephone Number (407) 445-2000
   Address 3885 Shader Road, Orlando, FL 32808
6. **Surety** (if any)
   Name Telephone Number
   Address Amount of bond $
7. **Lender** (if any)
   Name Telephone Number
   Address
8. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.**
   Name Try Emidy Telephone Number (510) 931-9817
   Address 442 Gainsboro Rd., Drexel Hill, PA 19026
9. **In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.**
   Name Telephone Number
   Address
10. **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.

11. _____ Troy Emidy
Signature of Owner (or Owner's Authorized Officer/Director/Partner/Manager §713.13[1][d]) — **Signatory's Printed Name/Title/Office**

The foregoing instrument was acknowledged before me this 12nd day of November (year) 2021 by Troy Emidy (name of person)

as Construction Manager (Type of authority, e.g., officer, trustee, attorney in fact) for NF Franchising LLC (Name of party on behalf of whom instrument was executed)

Signature of Notary Public – State of Florida (Print, type, or stamp commissioned name of notary public)

DONA L. JENNINGS
MY COMMISSION # GG 239785
EXPIRES: September 18, 2022
Bonded Thru Notary Public Underwriters

Personally Known ✓ OR Produced ID
Type of ID Produced

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.

Signature of Natural Person Signing on Line 11-Above

Form Revised: 11/20/07