

Permit Number: _____
Folio/Parcel ID #: _____
Prepared by: Jason M. Manor, Esq.
13031 US 19 N
Clearwater, FL 33764
Return to: Jason M. Manor, Esq.
13031 US 19 N
Clearwater, FL 33764

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Rec Fee: \$10.00
Deed Doc Tax: \$0.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

NOTICE OF COMMENCEMENT

State of Florida, County of Orange

The undersigned hereby gives notice that improvement 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)
2100 Epcot Resort Blvd Orlando, FL 32830
2. **General description of improvement**
The buildout of the Cake Bake Shop at Disney
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name The Cake Bake Shop, LLC
Address 800 South Rangeline Road, Suite 260 Carmel, Indiana 46032
Interest in Property Leasehold
Name and address of fee simple titleholder (if different from Owner listed above)
Name Walt Disney World
Address PO Box 10000, Lake Buena Vista, Florida 32830-1000
4. **Contractor**
Name Johnson-Lancaster and Associates, Inc. Telephone Number (727) 796-56
Address 13031 US 19 N, Clearwater, FL 33764
5. **Surety** (if applicable, a copy of the payment bond is attached)
Name N/A Telephone Number _____
Address _____ Amount of Bond \$ _____
6. **Lender**
Name N/A Telephone Number _____
Address _____
7. **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 None Telephone Number _____
Address _____
8. **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 None Telephone Number _____
Address _____
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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

[Signature]
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

President
Signatory's Title/Office

The foregoing instrument was acknowledged before me this 28 day of 03/2023 by Gwendolyn Rogers
as President for _____
Type of authority, e.g., officer, trustee, attorney in fact month/year name of person

Name of party on behalf of whom instrument was executed

[Signature]
Signature of Notary Public - State of Florida

Monica Butler-White
Print, type, or stamp commissioned name of Notary Public

Personally Known ☒ OR Produced ID _____
Type of ID Produced _____

