

## NOTICE OF COMMENCEMENT

State of Wisconsin  
County of Dane

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:**

Project Auto (Alex & Ani)  
1668 E. Buena Vista Drive #1S  
Lake Buena Vista, FL

Parcel Identification Number: 28-24-28-0000-00-020

Legal Description: See Exhibit A attached hereto.

**2. General description of improvement:** construction of retail store

**3. Owner information**

Alex & Ani  
10 Briggs Drive  
East Greenwich, RI 02818  
Attn: David Clunk  
Interest in property: Tenant

Walt Disney Parks and Resorts US Inc  
PO Box 10000  
Lake Buena Vista, FL 32830-1000  
Attn: Legal Department  
Interest in property: Landlord

**4. Contractor Information**

Tri-North Builders, Inc.  
2625 Research Park Drive  
Fitchburg, WI 53711-4908  
Phone: (608) 271-8717

**5. Surety:** N/A

**6. Lender:** N/A

**7. Persons with 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:**


N/A

**8. Owner additionally designates the following to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:**

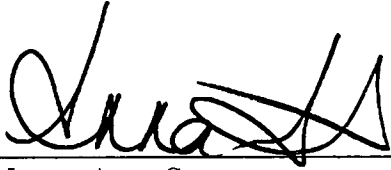
Tri-North Builders, Inc.  
Attn: Anna Stern  
2625 Research Park Drive  
Fitchburg, WI 53711  
(608) 271-8717

**9. Expiration date of notice of commencement:** 1 year from the date of recording

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 1, 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.

  
\_\_\_\_\_  
Thomas W. Thayer, as Owner's agent

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May, 2023, by Thomas W. Thayer as President & CEO of Tri-North Builders, Inc., acting as Owner's Agent, which Thomas W. Thayer is personally known to me.

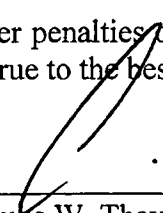


Name: Anna Stern  
Notary Public, State of Wisconsin  
My Commission Expires: is Permanent



**Verification pursuant to Section 95.525, 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.



\_\_\_\_\_  
Thomas W. Thayer, as Owner's Agent

## EXHIBIT A LEGAL DESCRIPTION

THAT PART OF SECTION 28-24-28 KNOWN AS DOWNTOWN DISNEY PER THE SKETCH AND DESCRIPTION FROM REEDY CREEK ENERGY SERVICES DATED 03/26/2004 FILENAME 09JG0412 ON FILE W/ OCPA (LESS AMC THEATRE & PARKING & LESS PLANET HOLLYWOOD & LESS PORTABELLO YACHT CLUB AND PROPOSED SHED & LESS FULTONS & LESS PT KNOWN AS RETAIL SPACES 1 THROUGH 10 & LESS HOUSE OF BLUES & LESS WOLFGANG PUCK'S & LESS BONGOS CUBAN RESTAURANT & LESS DISNEY QUEST & LESS POLLO CAMPERO DEMISE PREMISE & LESS RCES EQUIPMENT YARD) & (LESS IRISH PUB) & (LESS T-REX RESTAURANT) & VIRGIN RECORDS LEASE PARCEL AS RECORDED IN 5438/3308 (LESS RAINFOREST CAFE) & (LESS COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28 RUN ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28 S00-00-15E 2231.90 FEET THENCE N90-00-00E 1573.20 FEET TO THE POINT OF BEGINNING THENCE N00-00-00E 22.00 FEET THENCE N51-52-21W 82.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 112.69 FEET AND A CENTRAL ANGLE OF 261-09-40 THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 513.67 FEET THENCE S29-17-19W 97.10 FEET THENCE S00-00-00E 22.00 FEET THENCE N89-49-59W 27.94 FEET THENCE S00-00-00E 23.49 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 18.83 FEET AND A CENTRAL ANGLE OF 344-36-58 THENCE FROM A TANGENT BEARING OF N90-00-00E RUN WESTERLY ALONG THE ARC OF SAID CURVE 113.27 FEET THENCE N00-00-00E 24.18 FEET THENCE N89-49-59W 22.43 FEET TO THE POINT OF BEGINNING) & (LESS COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 28 RUN ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28 S00-00-07E 32.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BUENA VISTA DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3336 PAGE 1199 THENCE RUN ALONG SAID RIGHT-OF-WAY LINE S65-32-52E 546.27 FEET THENCE N24-27-08-E 43.78 FEET TO THE POINT OF BEGINNING THENCE S68-22-14E 825.35 FEET THENCE N 21-37-46E 29.13 FEET THENCE S68-22-14E 109.67 FEET THENCE N21-37-46E 360.89 FEET THENCE N68-22-14W 814.52 FEET THENCE S21-37-46W 323.89 FEET THENCE N68-22-14-W 120.50 FEET THENCE S21-37-46W 66.13 FEET TO THE POINT OF BEGINNING) & PTS OF 00-021 THAT WERE EXCLUDED BY SURVEY DATED 10/3/13 PERFORMED BY REEDY CREEK ENERGY SERVICES & (LESS SEE DESC ON NEXT PAGE) & (LESS COMM AT THE WEST 1/4 CORNER SEC 28-24-28 TH S00-00-07E 32.7 FT TH S65-32-23E 549.09 FT TO THE POB TH S65-32-23E 390.82 FT TO A POC CONCAVE NLY HAVING A RADIUS 1816.86 FT DELTA 25-34-31 AN ARC LENGTH 810.99 FT TO A POC OF A NON-TAN CURVE CONCAVE NELY HAVING A RADIUS 48 FT DELTA 59-13-59 TAN-BRG N58-59-29W AN ARC LENGTH 49.62 FT TH N00-14-30E 35.39 FT TH N03-52-35W 69.7 FT TH N00-14-40E 106.9 FT TO A POC CONCAVE SWLY HAVING A RADIUS 89 FT DELTA 68-36-25 AN ARC LENGTH 106.57 FT TH N68-22-34W 45.86 FT TH S21-37-46W 72.81 FT TH S68-22-14E 49.39 FT TH S21-37-46W 112 FT TH N68-22-15W 7.92 FT TH S21-39-02W 73.53 FT TH N68-20-58W 27.92 FT TH S21-38-37W 13.69 FT TH N68-22-14W 13.53 FT TH S21-37-46W 56 FT TH N68-22-14W 109.67 FT TH S21-37-46W 29.13 FT TH 68-22-14W 825.35 FT TH S21-37-46W 44.4 FT TO THE POB SEE 10982/9455) & (LESS COMM AT THE WEST 1/4 CORNER SEC 28-24-28 TH S00-00-07E 32.7 FT TH S65-32-23E 939.91 FT TO A POC CONCAVE NLY HAVING A RADIUS 1816.86 FT DELTA 26-37-19 AN ARC LENGTH 844.19 FT TO THE POB TH N02-12-49W 42.74 FT TH N87-47-11E 11.97 FT TH N02-06-08W 42.89 FT TH N88-00-24E 17.87 FT TH S02-12-49E 42.82 FT TH N87-47-11E 11.75 FT TH S02-12-49E 42.3 FT TO A POC OF A NON-TAN CURVE CONCAVE NLY HAVING A RADIUS 1816-86 FT DELTA 01-18-51 TAN-BRG S86-31-27W AN ARC LENGTH 41.67 FT TO THE POB) & COMM AT NORTH 1/4 CORN OF SD SEC 28 ALONG N LINE OF NE 1/4 OF SD SEC 28 N89-04-11E 361.04FT TH S00-55-49E 969.08FT TO PT ON R/W LINE OF BUENA VISTA DR AS DESC IN ORB 2125 PG 311 BK 5142 PG 3253 AND BK 5741 PG 3888 AND POB TH ALONG SD R/W LINE FOLLOWING COURSES S51-26-14E 298.36FT TO PT OF CURV OF CURVE CONC SWLY HAV RAD OF 736.32FT AND CENT ANG OF 12-11-58 TH SELY ALONG ARC OF SD CURVE 156.78FT TH N50-46-05E 10.89FT TH S36-33-17E 76.33FT TO PT ON NON-TAN CURVE CONC SWLY HAV RAD OF 28.57FT AND CENT ANG OF 88-37-21 TH FROM TAN BRG OF N76-09-48E SELY ALONG ARC OF SD CURVE 44.19FT TH S15-12-51E 111.77FT TO PT ON NON-TAN CURVE CONC SWLY HAV RAD OF 182.21FT AND CENT ANG OF 78-40-30 TH DEP SD R/W LINE FROM TAN BRG OF N16-02-57E NWLY ALONG ARC OF SD CURVE 250.2FT TH N62-32-21W 59.14FT TH N52-

18-43W 141.51FT TH N02-45-09W 11.42FT TH N52-18-43W 159.67FT TH N26-37-07W 27.28FT TH N55-18-54W 61.21FT TH S47-13-52W 23.13FT TO POB & COMM AT W 1/4 CORN OF SD SEC 28 ALONG W LINE OF SW 1/4 OF SD SEC 28 S00-00-07E 324.2FT TH N89-59-53E 2526.29FT TO PT ON BNDY OF DEED REC IN ORB 6667 PG 3614 POB AND PT ON NONTAN CURVE CONC WLY HAV RAD OF 55.06FT AND CENT ANG OF 44-36-35 TH FROM TAN BRG OF N13-33-19E NLY ALONG ARC OF SD CURVE AND DEED 42.87FT TH CONTINUE ALONG SD DEED FOLLOWING COURSES N31-03-16W 80.45FT TO PT OF CURV OF CURVE CONC SLY HAV RAD OF 55FT AND CENT ANG OF 154-50-35 TH WLY ALONG ARC OF SD CURVE 148.64FT TO PT OF REVERSE CURV OF CURVE CONC WLY HAV RAD OF 85FT AND CENT ANG OF 56-03-41 TH SLY ALONG ARC OF SD CURVE 83.17FT TO PT OF COMP CURV OF CURVE CONC NWLY HAV RAD OF 1088.13FT AND CENT ANG OF 10-39-27 TH SWLY ALONG ARC OF SD CURVE 202.4FT TO PT OF REVERSE CURV OF CURVE CONC ELY HAV RAD OF 40FT AND CENT ANG OF 93-23-33 TH SLY ALONG ARC OF SD CURVE 65.2FT TH DEP SD DEED N71-04-29E 83.25FT TO PT ON NON-TAN CURVE CONC NWLY HAV RAD OF 1408.36FT AND CENT ANG OF 12-51-35 TH FROM TAN BRG OF N69-43-34E NELY ALONG ARC OF SD CURVE 316.1FT TO POB & (LESS COMM AT W 1/4 CORN OF SD SEC 28 ALONG W LINE OF SW 1/4 OF SD SEC 28 S00-00-07E 339.41FT TH N89-59-53E 2520.1FT TO PT ON BNDY OF DEED REC IN ORB 10905 PG 9175 AND POB TH ALONG SD BNDY FOLLOWING 2 COURSES S64-45-08E 3.36FT TO PT ON NON-TAN CURVE CONC WLY HAV RAD OF 43FT AND CENT ANG OF 80-04-03 FROM TAN BRG OF N58-14-20E NLY ALONG ARC OF SD CURVE 60.09FT TO PT ON NON-TAN CURVE CONC WLY HAV RAD OF 28.13FT AND CENT ANG OF 86-37-17 TH FROM TAN BRG OF S21-49-42E SLY ALONG ARC OF SD CURVE 42.53FT TO PT ON BNDY OF DEED REC IN ORB 6667 PG 3614 AND NON-TAN CURVE CONC WLY HAV RAD OF 55.06FT AND CENT ANG OF 17-08-54 TH FROM TAN BRG OF S13-33-19W SLY ALONG ARC OF SD CURVE 16.48FT TO POB) & (LESS COMM AT E 1/4 CORN OF SD SEC 29 ALONG E LINE OF SE 1/4 OF SD SEC 29 S00-00-07E 32.7FT TO PT ON R/W LINE OF BUENA VISTA DR AS DESC IN ORB 3336 PG 1199 AND POB TH ALONG SD R/W LINE N65-32-23W 160.7FT TH N46-04-50E 217.41FT TH S43-55-10E 25.5FT TO PT ON NON-TAN CURVE CONC SELY HAV RAD OF 195.51FT AND CENT ANG OF 17-54-22 TH FROM TAN BRG OF S46-04-50W SWLY ALONG ARC OF SD CURVE 61.1FT TO PT OF COMP CURV OF CURVE CONC ELY HAV RAD OF 45.5FT AND CENT ANG OF 82-33-52 TH SLY ALONG ARC OF SD CURVE 65.57FT TO PT OF COMP CURV OF CURVE CONC NLY HAV RAD OF 317.03FT AND CENT ANG OF 29-37-59 TH ELY ALONG ARC OF SD CURVE 163.96FT TH S84-20-09E 230FT TO PT OF CURV OF CURVE CONC SWLY HAV RAD OF 83.04FT AND CENT ANG OF 108-48-30 TH SELY ALONG ARC OF SD CURVE 157.7FT TH S24-36-58W 8.65FT TH S68-29-06E 89.19FT TH S21-37-46W 87.65FT TH ALONG SD R/W LINE N65-32-23W 549.09FT TO POB) & (LESS PARCEL 13.3 & 13.4 DOC#20160228229) & (LESS PARCEL 19 DOC#20160228229) & (LESS PT DESC IN DOC# 20180488941)