

Permit Number: BD23-0375
Folio/Parcel ID #: _____
Prepared by: Amanda Novas
1765 Sidewinder Drive
Park City, UT 84060
Return to: Amanda Novas
1765 Sidewinder Drive
Park City, UT 84060

DOC # 20250055228 A2E2399A
01/29/2025 11:41 AM Page 1 of 1
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)
2697 Bear Island Road, Bay Lake, FL
2. **General description of improvement**
T-Mobile cell tower small cell installation
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name T-Mobile South, LLC
Address 5901 Benjamin Ctr. Drive, Suite 110 A-B, Tampa, FL, 33634
Interest in Property Lessee
Name and address of fee simple titleholder (if different from Owner listed above)
Name Walt Disney Parks and Resorts US, Inc
Address PO Box 10000, Lake Buena Vista, FL 32830
4. **Contractor**
Name UCI2 Construction Services, LLC Telephone Number 813-386-6202
Address 5173 Shadowlawn Avenue, Tampa, FL 33610
5. **Surety** (if applicable, a copy of the payment bond is attached)
Name Telephone Number
Address Amount of Bond \$
6. **Lender**
Name 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 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 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.

Noelle A Moeller

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

Noelle A. Moeller/Site Developm
Signatory's Title/Office

The foregoing instrument was acknowledged before me this 25 day of 01/24 by Noelle Moeller
month/year name of person
as Site development manager for T-Mobile South, LLC.
Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

[Signature]
Signature of Notary Public - State of Florida

Millie Hawkins
Print, type, or stamp commissioned name of Notary Public

Personally Known ☒ OR Produced ID ☐
Type of ID Produced

