

Permit Number: \_\_\_\_\_  
 Folio/Parcel ID #: \_\_\_\_\_  
 Prepared by: Jennifer Donahue, Assistant Project Manager  
 Kar and Larrabee Mechanical  
 jdonahue@karlarrabee.com  
 Return to: America Shanower, Controller  
 Kar and Larrabee Mechanical  
 ashanower@karlarrabee.com

**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.

- Description of property** (legal description of the property, and street address if available)  
 Reference Attachment "A" for Addresses
- General description of improvement**  
 Temporary Construction Trailers for site and facility improvements
- Owner information or Lessee information if the Lessee contracted for the improvement**  
 Name Kar and Larrabee Mechanical Contractors  
 Address 7171 N.W. 74th Street, Miami FL 33166  
 Interest in Property Fee Simple  
**Name and address of fee simple titleholder** (if different from Owner listed above)  
 Name Walt Disney Imagineering  
 Address 1365 Avenue of the Stars, Lake Buena Vista, FL 32830
- Contractor**  
 Name Verity Construction Co LLC Telephone Number (224) 334-2370  
 Address 2290 Lucien Way Ste 100, Maitland, FL 32751
- Surety** (if applicable, a copy of the payment bond is attached)  
 Name Not Applicable Telephone Number \_\_\_\_\_  
 Address N/A Amount of Bond \$ Not Required
- Lender**  
 Name NONE Telephone Number \_\_\_\_\_  
 Address N/A
- 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 Rich Owens Telephone Number (407) 788-3500  
 Address WDI-FL Bldg/EPCOT, P.O. Box 10321, Lake Buena Vista, FL 32830-0321
- 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 WDI Contract Accounting Telephone Number (407) 938-3105  
 Address WDI-FL Bldg/EPCOT, P.O. Box 10321, Lake Buena Vista, FL 32830-0321
- Expiration date of notice of commencement** (the expiration date will be 1 year from the date of recording unless a different date is specified) March 31, 2027

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

Signatory's Title/Office

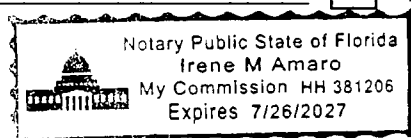
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February <sup>2025</sup> by Armando Cosio  
 as CEO for Kar and Larrabee Mechanical Contractors  
 Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

Irene M. Amaro  
 Signature of Notary Public – State of Florida

Irene M. Amaro  
 Print, type, or stamp commissioned name of Notary Public

Personally Known ☒ OR Produced ID \_\_\_\_\_  
 Type of ID Produced \_\_\_\_\_

☒ Physical presence ☐ Online notarization



**ATTACHMENT "A"**

**DESCRIPTION OF PROPERTY**

Location "1"- 3790 N. World Drive #C14, Lake Buena Vista, FL 32830, **Tax Parcel ID #11-24-27-0000-00-004**

Location "2"- 3790 N. World Drive #C15, Lake Buena Vista, FL 32830, **Tax Parcel ID #11-24-27-0000-00-004**