

Permit Number: EL25-0106  
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 # 20250173588

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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)  
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 Center Drive, Suite 110 A-B Tampa FL 33634  
Interest in Property Tower 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 UC12 Construction Services LLC Telephone Number (813) 386-6202  
Address 5173 Shadowlawn Ave, 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.**

Beth Fessler

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

Site Dev Manager

Signatory's Title/Office

The foregoing instrument was acknowledged before me this 24 day of 3/25 by Beth Fessler  
as Site Dev 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

Garret Onusko  
Signature of Notary Public - State of Florida

Garret Onusko  
Print, type, or stamp commissioned name of Notary Public

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

