

Permit Number: _____
Folio/Parcel ID #: 25-24-27-0000-00-020
Prepared by: William Flatt Planned Work Specialist

Return to: _____

DOC # 20250200534
04/04/2025 14:33 PM 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

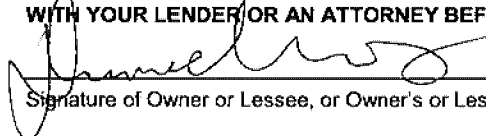
NOTICE OF COMMENCEMENT

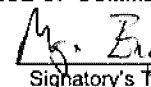
State of Florida, County of Orange

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.

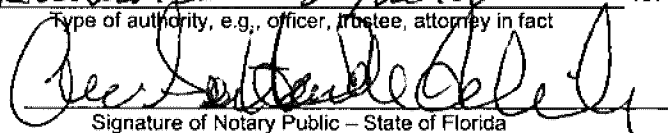
1. **Description of property** (legal description of the property, and street address if available)
301 W BUENA VISTA DR. Kissimmee FL 34747
2. **General description of improvement**
Install and replace existing power panels and disconnects for Gate operators in
3. **Owner information or Lessee information if the Lessee contracted for the improvement**
Name Walt Disney World
Address 10000 Lake Buena Vista FL 32830
Interest in Property _____
Name and address of fee simple titleholder (if different from Owner listed above)
Name _____
Address _____
4. **Contractor**
Name Maddox Electric Inc Telephone Number (407) 934-8084
Address 701 Garden Commerce Parkway, Winter Garden FL 34787
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 Manny Ramero Montes Telephone Number (689) 256-8312
Address 10000 Lake Buena Vista FL 32830
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 Daniel Brads Telephone Number (407) 376-0688
Address PO Box 10000 Lake Buena Vista FL 32830
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 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 4 day of 4/25 by Daniel Brads
as Authorized Signatory for Walt Disney World Resorts
Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed


Signature of Notary Public – State of Florida


ANN GERTRUDE HELMINK
Notary Public
State of Florida
Print (type or stamp) commissioned name of Notary Public
Comm # HH637635
Expires 2/5/2029

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

☒ Physical presence ☐ Online notarization