

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

Permit Number:  
 Folio/Parcel Identification Number:  
 Prepared by and Return to:  
 Walt Disney World Resort - FAM  
 Attn: Ben Chianciola  
 P.O. Box 10000  
 Lake Buena Vista, FL 32830-1000

## 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 property, and street address if available)  
4047531 - 1000 CENTURY DR Bay Lake, FL 32830, 31-24-28-0000-00-005
2. General description of improvement  
General Construction
3. Owner information or Lessee information if the Lessee contracted for the improvement  
Name Walt Disney World Resort  
Address P.O. Box 10000 Lake Buena Vista, FL 32830  
Interest in Property Owner  
Name and address of fee simple titleholder (if different from Owner listed above)  
Name  
Address
4. Contractor  
Name JCO Services, Inc. Telephone Number (407) 889-4944  
Address 1135 Ocoee Apopka Rd., Apopka, FL 32703
5. Surety  
Name Telephone Number  
Address Amount of Bond \$
6. Lender  
Name Telephone Number  
Address
7. Persons within the State of Florida designed by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(b), Florida Statutes.  
Name Megan Kelley, Facility Asset Management (FAM) Telephone Number 407-939-4963  
Address P.O. Box 10000, Lake Buena Vista, Florida 32830-1000
8. In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided by Section 713.13(1)(b), Florida Statutes.  
Name Ben Chianciola Telephone Number 407-934-6983  
Address P.O. Box 10000, Lake Buena Vista, Florida 32830-1000
9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified)  
8/28/2025

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.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated in it are true to the best of my knowledge and belief.

Benjamin Chianciola

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

Ben Chianciola / Project Rep. / FAM

Signatory's Printed Name/Title/Office

The foregoing instrument was acknowledged before me this

8<sup>th</sup>day of 05/2025, by Benjamin Chianciola

month/year

as

Authorized Signatory

for

Walt Disney World Resort

Type of authority, e.g., officer, trustee, attorney in fact

Name of party on behalf of whom instrument was executed

Lindsay Punday  
 Signature of Notary Public - State of Florida

Lindsay Punday  
 Print, type, or stamp name of Notary Public

Personally known ☒ OR Produced ID ☐

Type of ID Produced \_\_\_\_\_

