

Permit Number: B25900127  
Folio/Parcel ID #: 03-24-27-0000-00-002  
Prepared by: DeAnna Hadnot, Crown Castle  
2000 Corporate Drive  
Canonsburg, PA 15317  
Return to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOC # 20250279249  
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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)  
13332 Reams Rd, Winter Garden, FL 34787 Legal: SE1/4 OF NE1/4 & NE1/4 OF SE1/4
2. **General description of improvement**  
T-Mobile microwave add
3. **Owner information or Lessee information if the Lessee contracted for the improvement**  
Name Crown Castle USA, Inc  
Address 2000 Corporate Dr, Canonsburg, PA 15317  
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 471010, Kissimmee, FL 34747-9010
4. **Contractor**  
Name UC12 Construction Services 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.**

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

Asst Secretary  
\_\_\_\_\_  
Signatory's Title/Office

The foregoing instrument was acknowledged before me this 3rd day of 02/2025 by Donovan Pieper  
month/year name of person  
as Asst Secretary for Crown Castle USA, Inc  
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 ~~Alabama~~ Alabama

DeAnna H Hadnot  
\_\_\_\_\_  
Print, type, or stamp commissioned ~~name of Notary Public~~

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



Physical presence



Online notarization

DEANNA H. HADNOT  
Notary Public  
Alabama State at Large

My Commission Expires: 03/30/2025