

NOTICE OF COMMENCEMENT

FS 713.13

PERMIT# _____ TAX PARCEL#: 27-24-25-0000-00-020

STATE OF Florida COUNTY OF Orange

The undersigned hereby gives notice that improvement(s) 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. Legal description of property:
Disney Coronado Springs Villa De Lago
1085 W. Buena Vista Drive, Bay Lake, FL 32830
2. General Description of Improvement(s):
Remove and replace deck boards for VDL bridge.
3. Owner: Name: Walt Disney World Properties – Michael A. DiStefano
Address: P.O. Box 10000, Lake Buena Vista FL 32830-1000

Prepared by:
Fabian Ramos
1001 W. Buena Vista Drive
Lake Buena Vista, FL 32830

- a. Interest in property: OWNER
- b. Name and address of fee simple titleholder (if other than owner) N/A Phone:

4. Contractor: Name: Abraham Constructors, LLC
Address: 6618 S. Goldenrod Rd. Unit B
Orlando, FL 32822

DOC # 20250303991

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Rec Fee: \$0.00

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

5. Surety: Name and Address
Phone: Fax:

6. Lender: Name and Address

Phone: Fax:

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by section 713.13(1)(a) 7, Florida Statutes.

Name Procurement Services Design & Construction
Address P.O. Box 10150, Lake Buena Vista, FL 32830-1000

Telephone Number 407-828-3582
Fax Number 407-828-3521

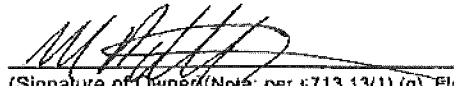
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice provided in 713.13(1)(b).
Florida Statutes:

Name Hiram Avila, Coronado Springs -Engineering Services
Address P.O. Box 10000, Lake Buena Vista, FL 32830-1000

Telephone Number 321-230-5393
Fax Number 407-939-3011

9. Expiration date of Notice of Commencement (the expiration date is one (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.



Michael A DiStefano

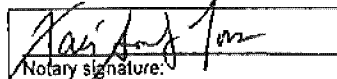
(Signature of Owner) (Note: per §713.13(1)(g), Florida Statutes

(PRINT OWNER'S NAME)

Owner must sign...and no one else may be permitted to sign in his or her stead."

State of Florida County of Orange The foregoing instrument was acknowledged before me this 20th day of May 2025

by Michael A. DiStefano
Who X is personally known to me or _____ has produced _____ as identification, and _____
did take an oath X did not take an oath.


Notary signature:

County Certification

Xavier Sanchez Torres
Print name:
(seal)

