

Permit Number: BD25-0007  
Folio/Parcel ID #: \_\_\_\_\_  
Prepared by: Kathy Rey  
6448 Parkland Drive  
Sarasota, FL 34243  
Return to: USA Groups, Inc.  
6448 Parkland Drive  
Sarasota, FL 34243

**DOC # 20250356471**  
06/18/2025 11:23 AM 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)  
1860 Village Services Trail, Lake Buena Vista, FL
2. **General description of improvement**  
Installation of relocated prefabricated equipment shelter.
3. **Owner information or Lessee information if the Lessee contracted for the improvement**  
Name Walt Disney Parks and Resorts US, Inc.  
Address PO 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 N/A  
Address \_\_\_\_\_
4. **Contractor**  
Name USA Groups, Inc. Telephone Number (941) 955-7106  
Address 6448 Parkland Drive, Sarasota, FL 34243
5. **Surety** (if applicable, a copy of the payment bond is attached)  
Name N/A Telephone Number \_\_\_\_\_  
Address \_\_\_\_\_ Amount of Bond \$ \_\_\_\_\_
6. **Lender**  
Name N/A 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 Stephanie E. Pearson Telephone Number (407) 364-9940  
Address 1800 Live Oak Lane, 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 \_\_\_\_\_ 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.**

Scott Smith Authorized Signatory  
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 17th day of June 2025 by Scott Smith  
as \_\_\_\_\_ Officer \_\_\_\_\_ for Walt Disney Parks & Resorts, Inc.  
Type of authority, e.g., officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

David G. Heeder

Signature of Notary Public – State of Florida

David G. Heeder

Print, type, or stamp commissioned name of Notary Public

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

☐ Physical presence ☒ Online notarization

Notarized remotely online using communication technology via Proof.

