

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: RECORDING ACCESS - CREDIT CARD

Permit Number: _____
 Folio/Parcel ID #: _____
 Prepared by: _____

 Return to: _____

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.

- Description of property** (legal description of the property, and street address if available)
 Epcot Lotus Blossom, 1620 Avenue of the Stars, Bay Lake, FL 32830
- General description of improvement**
 Installing kitchen chemical fire suppression system and upgrading wash controls.
- Owner information or Lessee information if the Lessee contracted for the improvement**
 Name China Pavillion Operating Corporation
 Address 1620 Avenue of the Stars, Bay Lake, FL 32830
 Interest in Property Lessee
 Name and address of fee simple titleholder (if different from Owner listed above)
 Name Walt Disney World
 Address PO Box 10000, Lake Buena Vista, FL 32830
- Contractor**
 Name Haines City Fire Extinguisher Service Telephone Number 863-294-6600
 Address PO Box 1699, Winter Haven, FL 33882
- Surety** (if applicable, a copy of the payment bond is attached)
 Name _____ Telephone Number _____
 Address _____ Amount of Bond \$ _____
- Lender**
 Name _____ Telephone Number _____
 Address _____
- 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 Tan Tan Au Telephone Number 407-446-9715
 Address 1620 Avenue of the Stars
- 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 Mark Montesino (Haines City Fire Ext Svc) Telephone Number 863-294-6600
 Address PO Box 1699, Winter Haven, FL 33882
- 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

VP of Operations /
 Signatory's Title/Office

The foregoing instrument was acknowledged before me this 5th day of June, 2025 by Tan Tan Au
 as VP of Operations / Officer for China Pavillion Operating Corporation
 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

Print, type, or stamp commissioned name of Notary Public

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

