



WALSH BANKS
— LAW —
BUSINESS - REAL ESTATE - FRANCHISE

PO Box 2271, Orlando, Florida 32802

April 27, 2023

VIA ELECTRONIC & FIRST CLASS MAIL
PLANNER@BELLEISLEFL.GOV
City of Belle Isle, Florida
Attention: Raquel Lozano, Planning Division
1600 Nela Avenue
Belle Isle, Florida 32809

Re: Title Opinion - Legal Description set out in Exhibit A (the
"Property"). Also known as a portion of 2635 McCoy Road, Orlando
32809, and a portion of Parcel ID No. 30-23-30-0000-00-005

Dear Sir or Madam:

This opinion letter is furnished to the City pursuant to F.S. §177.041(2) or other statutory provision requiring a title opinion. I am an attorney duly licensed to practice before the Florida Supreme Court.

Based upon a title examination undertaken by Old Republic National Title Insurance Company, File No. 23043340, record title to the Property is vested in Thirumala Hotels LLC, a Florida limited liability company. The legal description represents the portion of the overall tract to be split off into a new tax parcel as shown by survey dated April 27, 2023 by KLE Surveying and Mapping, Inc. Project No. 546 JDE 002. Once the lot split is completed, the Property is expected to be conveyed to Avigna Hotels LLC, a Florida limited liability company.

The subject parcel is encumbered by the following mortgages and related instruments:

1. Mortgage and Security Agreement executed by Thirumala Hotels LLC, a Florida limited liability company, in favor of Truist Bank, a North Carolina banking corporation, in the original principal amount of \$8,000,000.00, dated December 13, 2019, recorded December 17, 2019, in O.R. Instrument No. 20190787661, Public Records of Orange County, Florida.
2. Collateral Assignment of Leases, Rents and Profits executed by Thirumala Hotels LLC, a Florida limited liability company, and Truist Bank, a North Carolina banking corporation, dated December 13, 2019, recorded December 17, 2019, in O.R. Instrument No. 20190787662, Public Records of Orange County, Florida.

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3. UCC-1 Financing Statement of Thirumala Hotels LLC, Debtor, in favor of Truist Bank, Secured Party, recorded December 17, 2019, in O.R. Instrument No. 20190787664, Public Records of Orange County, Florida.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Randall C. Smith", with a stylized flourish at the end.

Randall C. Smith

cc: Thirumala Hotels LLC

EXHIBIT A

Commence at the Southeast corner of Government Lot 5, Section 30, Township 23 South, Range 30 East, Orange County, Florida, run thence South 89 degrees 42 minutes 04 seconds West along the South line of Government Lot 5, a distance of 60 feet; thence North 00 degrees 04 minutes 04 seconds East a distance of 200 feet; thence, to a point on the North right-of-way line of McCoy Road (S.R. #528), thence North 89 degrees 42 minutes 04 seconds East a distance of 100 feet, along the said North right-of-way line of McCoy Road (S.R. #528), to the Point of Beginning; Thence continue North 89 degrees 42 minutes 04 seconds East, along the said North right-of-way line of McCoy Road (S.R. #528), a distance of 50.00 feet; Thence continuing along said North right-of-way, run South 03 degrees 01 minutes 09 seconds West, a distance of 27.58 feet; thence South; Thence continuing along said North right-of-way, run, North 87 degrees 52 minutes 02 seconds West, a distance of 448.98 feet, to the Point of curvature of a curve concave southerly having A Radius of 2952.79 feet, run Westerly along the arc of said curve through a central angle of 01 degrees 54 minutes 20 seconds a distance of 98.20 feet to a point; thence leaving said curve run North 00 degrees 02 minutes 31 seconds East a distance of 487.87 feet; thence run North 00 degrees 02 minutes 31 seconds East a distance of 487.87 feet; thence North 07 degrees 28 minutes 57 seconds West a distance of 81.82 feet; thence South 21 degrees 00 minutes 51 seconds East, a distance of 43.64 feet; thence South 68 degrees 59 minutes 09 seconds East, a distance of 135.92 distance; ; thence South 69 degrees 51 minutes 34 seconds East, a distance of 52.21 distance; thence South 72 degrees 49 minutes 29 seconds East, a distance of 121.78 distance; thence South 77 degrees 00 minutes 29 seconds East, a distance of 123.38 distance; thence South 81 degrees 11 minutes 29 seconds East, a distance of 123.66 distance; thence South 85 degrees 35 minutes 29 seconds East, a distance of 36.87 distance; thence South 00 degrees 00 minutes 51 seconds West, a distance of 108.58 distance, to the Point of Beginning.

Containing 112,038 More or Less Square feet / 2.57 More or Less Acres.