

May 1, 2026

**Seminole County**

Public Works Department  
200 W. County Home Road  
Sanford, FL 32771

**Re: Title Opinion Letter for Mellonville Holdings, LLC, a Florida limited liability company**

Dear Ladies and Gentlemen:

In connection with the proposed relocation of a drainage pond located on the real property which is more particularly described on Exhibit A attached hereto (hereinafter referred to as the “Real Property”), this law firm has undertaken, on behalf of Mellonville Holdings, LLC, a Florida limited liability company, an examination of the title to the Real Property. I have relied solely on that certain Property Information Report issued to us on April 15, 2026, by Fidelity National Title Insurance Company under Order No. 12902070 (the “Property Information Report”), which covers the time period beginning on December 1, 1978, through and including April 15, 2026, at 5:00 P.M. (the “Effective Date”) for the examination of the Real Property.

Based upon such examination, I herewith advise you that, as of the Effective Date, fee simple title to the Real Property is vested in Mellonville Holdings, LLC, a Florida limited liability company, by virtue of that certain Corrective Warranty Deed recorded in Official Records Book 9715, Page 365, Public Records of Seminole County, Florida.

The Real Property is subject to the following mortgages, and other liens, affecting said legal description of record, each recorded in the Public Records of Seminole County, Florida:

1. None.

The Real Property is further encumbered by the following restrictions, easements, agreements, options, and other matters affecting the said legal description of record, each recorded in the Public Records of Seminole County, Florida:

1. Ordinance No. 1712 recorded in Official Records Book 1578, Page 1104, Public Records of Seminole County, Florida. (as to Parcels 1 and 2)
2. Right of Way contained in Resolution recorded in Official Records Book 2773, Page 1801, and Order of Taking recorded in Official Records Book 2884, Page 1727, Public Records of Seminole County, Florida. (as to Parcel 1)
3. Resolution No. 96-R-187 by the Board of County Commissioners of Seminole County, Florida recorded in Official Records Book 3137, Page 733, Public Records of Seminole County, Florida. (as to Parcel 1)
4. Permanent Easement contained in Order of Taking by Seminole County recorded in Official Records Book 3969, Page 433, Public Records of Seminole County, Florida. (as to Parcel 1)
5. Planned Development ("PD") Agreement Number 24-17 Relating to Property Generally Addressed as 2100 East Lake Mary Boulevard – Mellonville Industrial recorded in Official Records Book 10603, Page 1714, Public Records of Seminole County, Florida.
6. Seminole County Development Order #91-0070 recorded in Official Records Book 2276, Page 627, Public Records of Seminole County, Florida. (as to Parcel 3)
7. Rights of Way contained in Orders of Taking recorded in Official Records Book 3969, Page 433, and Official records Book 3995, Page 1869, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)
8. Ordinance No. 2013-4291 recorded in Official Records Book 8069, Page 1377, Public Records of Seminole County, Florida. (as to Parcel 3)
9. Recorded Notice of Environmental Resource Permit by St. Johns River Water Management recorded in Official Records Book 10976, Page 993, Public Records of Seminole County, Florida. (as to Parcels 1, 2 and 3)

The Property Information Report also identifies encumbrances on the Real Property which are not recorded in the Public Records of Seminole County, Florida, as listed below:

1. Outfall Drainage Ditch for Silver Lake along Western boundary.
2. Overlap of parcels.

3. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
4. The inalienable rights of the public to use the navigable waters covering the lands described on Exhibit A.

All taxes on the Real Property have been paid for the year 2025 as follows:

- For 2025 Tax Year Parcel/ID # 07-20-31-300-0220-0000, gross tax amount is \$27,701.35, exemption type is None, and payment status is Paid.
- For 2025 Tax Year Parcel/ID # 07-20-31-300-0250-0000, gross tax amount is \$12,029.04, exemption type is None, and payment status is Paid.
- For 2025 Tax Year Parcel/ID # 07-20-31-300-0200-0000, gross tax amount is \$8,684.94, exemption type is None, and payment status is Paid.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the State of Florida and am a member in good standing of the Florida Bar.

Sincerely,



Logan J. Opsahl

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**Exhibit A**  
**Legal Description**

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 871.7 FEET, NORTH 25°45' WEST 1032.9 FEET TO A POINT 402.9 FEET SOUTH OF THE 1/2 SECTION LINE, NORTH 402.9 FEET, EAST 389.44 FEET, SOUTH 35°15' EAST 564.75 FEET, EAST TO A POINT NORTH OF BEGINNING, SOUTH TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

BEGIN 861.9 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 700 FEET, NORTH 1320 FEET, EAST 112 FEET, SOUTH 24° EAST TO BEGINNING.

PARCEL 2:

BEGIN 861.9 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 700 FEET, NORTH 1320 FEET, EAST 112 FEET, SOUTH 24° EAST TO BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN WEST 871.7 FEET, NORTH 25°45' WEST 1032.9 FEET TO A POINT 402.9 FEET SOUTH OF THE 1/2 SECTION LINE, NORTH 402.9 FEET, EAST 389.44 FEET, SOUTH 35°15' EAST 564.75 FEET, EAST TO A POINT NORTH OF BEGINNING, SOUTH TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

PARCEL 3:

BEGIN 783.96 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, RUN NORTH 9°39'30" EAST 726.19 FEET TO POINT 330 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4, THENCE EAST 184.14 FEET, THENCE SOUTH TO A POINT 304.14 FEET EAST OF BEGINNING, THENCE WEST TO BEGINNING, LESS AND EXCEPT ROAD RIGHT OF WAY.

PARCELS 1, 2 AND 3 ABOVE ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89°41'32" EAST, ALONG THE NORTH LINE OF SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 1097.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE OF 43.98 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 26°02'34" EAST, A DISTANCE OF 418.92 FEET; THENCE RUN NORTH 00°35'13" WEST, A DISTANCE OF 377.37 FEET TO A POINT ON SAID NORTH LINE; THENCE, ALONG SAID NORTH LINE, RUN NORTH 89°41'32" EAST, A DISTANCE 389.44 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 35°30'22" EAST, A

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DISTANCE OF 288.34 FEET; THENCE SOUTH 32°44'54" EAST, A DISTANCE OF 175.46 FEET; THENCE SOUTH 45°28'25" EAST, A DISTANCE OF 109.80 FEET; THENCE NORTH 89°42'00" EAST, A DISTANCE OF 596.81 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°39'54" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 802.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST LAKE MARY BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AS SHOWN ON THE SEMINOLE COUNTY PUBLIC WORKS RIGHT OF WAY MAP COUNTY PROJECT NO. PS-137; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST LAKE MARY BOULEVARD: (1) SOUTH 89°41'41" WEST, A DISTANCE OF 1105.26 FEET; (2) THENCE RUN NORTH 87°26'34" WEST, A DISTANCE OF 200.25 FEET; (3) THENCE SOUTH 89°41'41" WEST, A DISTANCE OF 545.62 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 08°47'01" EAST, A DISTANCE OF 654.57 FEET ; THENCE NORTH 00°35'13" WEST, A DISTANCE OF 272.77 FEET; THENCE NORTH 89°54'15" EAST, A DISTANCE OF 193.57 FEET; THENCE NORTH 00°00'03" EAST, A DISTANCE OF 335.03 FEET TO THE POINT OF BEGINNING.