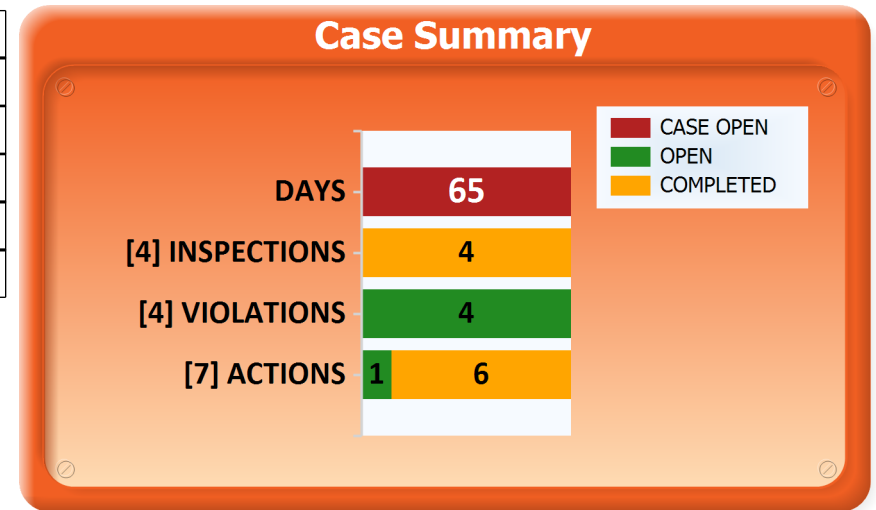


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0720

Description: Unpermitted Renovations			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 6/3/2026	Closed:	Last Action: 8/13/2026	Flw Up: 7/27/2026
Site Address: 2829 E SILVER SPRINGS BLVD OCALA, FL 34470			
Site APN: 28108-000-00		Officer: DALE HOLLINGSWORTH	
Details:			



ADDITIONAL SITES

LINKED CASES

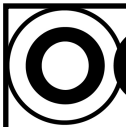
CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	TULSI NEEL LLC	2345 NEW TAMPA HWY LAKELAND, FL 33815			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	8	\$73.92	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$92.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED MAIL	001-359-000-000-06-35960	8	\$19.68	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$4.41	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$11.03	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$11.03	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$48.53	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	3	\$66.18	\$0.00						
Total Paid for INSPECTION FEES:			\$66.18	\$0.00						
TOTALS:			\$241.82	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



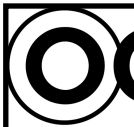
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0720

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	DALE HOLLINGSWORTH	6/3/2026				Entire Friendship Inn deemed dangerous by the Deputy Building Official for unpermitted construction including plumbing renovations, electrical wiring, framing, and change of use of space (storage room to habitable room). 15 units already rented after unpermitted renovations. Obtain Florida licensed contractor(s) and issuance of all required renovation permits for work previously completed and in progress.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	6/3/2026				Junk and trash on property. General clean-up required.
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	DALE HOLLINGSWORTH	6/3/2026				Portable storage container in parking lot. Container can only be stored on the property during the course of active permitted construction. Once construction permits are issued, the container will be in compliance. When permitted construction is complete, the container must be removed.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0720

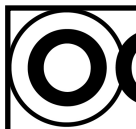
SECTION 122-51 BUILDING PERMIT REQUIRED	DALE HOLLINGSWORTH	6/3/2026				Full motel renovation (26 total units) in progress. 15 units already completed and actively being rented. Unpermitted work previously completed, and still in progress includes plumbing renovations, electrical wiring, framing, and change of use of space with no permit (previous storage room being renovated into occupiable room). Manager's suite also renovated, including at least 2 exterior window change-outs without permits. Permit SITE22-0091 for parking lot re-stripe expired May 2023. Permit was red tagged due to a failed inspection and never completed afterwards. Contact the company who performed the work for re-issuance and final of the permit or hire a new contractor to obtain permits for the work.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						On this date at approximately 1130 hours, I was in the area of the 2800 block of East Silver Springs Boulevard (SR 40) when I observed what appeared to be construction activity in progress at the Friendship Inn. I stopped and conducted an inquiry of the City of Ocala permitting database for the motel property located at 2829 E. Silver Springs Boulevard. The inquiry revealed no active permits and only three permits issued since 2022. Of the three permits issued since 2022, two remain expired. Permit BLD25-1979 was issued for a re-roof but expired after no final inspection was completed, and Permit SITE22-0091 was issued for a parking lot re-stripe but expired in 2023 following a failed final inspection.

INITIAL	RDH	6/3/2026	6/3/2026	COMPLETED	I contacted Deputy Building Official Ben Maxson, who responded to the scene and made contact with several individuals at the motel. One individual identified himself as the property owner, Mr. Neel Patel. During our contact in the parking lot, unpermitted and exposed electrical work was clearly visible within at least one room, including new yellow-sheathed wiring. Additionally, what appeared to be newly installed vanity sinks were clearly visible. Based upon these observations, I informed Mr. Patel of the apparent unpermitted work violations. Mr. Patel then invited us into several rooms to assist him in identifying what would be required to properly permit the work and achieve compliance. During the room inspections, extensive unpermitted work was observed, including plumbing renovations, electrical wiring, framing, a change of use of space without a permit (a storage room being renovated into a habitable room), and at least two newly installed exterior windows located at or near the manager's suite. Based upon the inspection findings, Deputy Building Official Maxson found the entire structure(s) dangerous and unsafe for human occupancy. A Dangerous Building notice was posted at two locations on the property, in addition to two STOP ALL WORK postings. Separately, a significant amount of junk and discarded materials was observed throughout the property. While much of the material appeared to be associated with the unpermitted construction activity, it nonetheless requires removal to bring the property into compliance with Section 34-95.
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					There was also a portable storage container located within the parking lot, which appeared to be used for the storage of construction materials and/or furniture. While such a container would otherwise be permitted as temporary storage in conjunction with active construction permits, no active permits currently exist. Accordingly, the container constitutes a violation of Section 122-1193. Mr. Patel stated that he had personally performed the majority of the work and had utilized hired assistance to complete the remaining work under his direction and oversight. Based upon the totality of the circumstances, a Code Enforcement case was opened and violations will be cited accordingly. Due to the severity of the violations, including concerns for the safety and well-being of the public, a Notice of Violation will be prepared and served, scheduling the matter for the next available hearing in July or August, depending upon current scheduling impacts.
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Case Details - No Attachments

City of Ocala

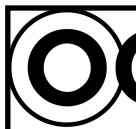
Case Number
CE26-0720

FOLLOW UP	RDH	6/4/2026	6/4/2026	COMPLETED	On this date at approximately 1215 hours, I conducted a follow-up inspection at the Friendship Inn, accompanied by Chief Building Official Truman Henson. During the inspection, additional photos were taken demonstrating some of the electrical work previously performed. I also posted and photographed the Notice of Violation and Public Hearing, which was subsequently retrieved by the property owner on site and explained. All rooms had been vacated by this point, with the exception of room 10. Contact was made with that individual and the life safety concerns were explained, as well as the requirement to vacate. The sole male occupant advised he would be gone by 4pm today. Photos from today's inspection have been added to the case file.
FOLLOW UP	RDH	7/13/2026	7/13/2026	COMPLETED	A review on this date confirmed no permits have been applied for; however, contact was received by Interim Chief Building Official Ben Maxson advising the engineer has been hired and is still working on the plans for the renovations. Hearing remains scheduled.
CASE WORK	JLB	7/27/2026	7/27/2026	COMPLETED	SITE26-0117 for the parking lot finalized on 07/02/2026

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	DALE HOLLINGSWORTH	6/3/2026	6/3/2026	See initial inspection notes for details regarding this contact.
ADMIN POSTING	DALE HOLLINGSWORTH	6/4/2026	6/4/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	6/4/2026	6/4/2026	NOVPH MAILED (3) 9489 0090 0027 6696 9954 97 TULSI NEEL LLC 2345 NEW TAMPA HWY LAKELAND, FL 33815 9489 0090 0027 6696 9955 03 TULSI NEEL LLC C/O NEEL D PATEL and HEENABEN D PATEL 2435 NEW TAMPA HWY LAKELAND, FL 33815 9489 0090 227 6696 9930 11 JAYANTI Z PATEL & LALI PATEL as Co-Trustees of the Patel Living Trust; NANDKUMAR R KARVE & PRITI N KARVAE as Co-Trustee of the Karve Family Trust; and HERNSA PRAVIN PATEL 3041 SOUTH PINE AVE OCALA, FL 34471
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OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0720

PREPARE NOTICE	DALE HOLLINGSWORTH	6/4/2026	6/4/2026	NOVPH July 10, 2026 Compliance Date FRIENDSHIP INN 2829 E SILVER SPRINGS BLVD OCALA, FL 34470 TULSI NEEL LLC 2345 NEW TAMPA HWY LAKELAND, FL 33815 TULSI NEEL LLC C/O NEEL D PATEL and HEENABEN D PATEL 2435 NEW TAMPA HWY LAKELAND, FL 33815 JAYANTI Z PATEL & LALI PATEL as Co-Trustees of the Patel Living Trust; NANDKUMAR R KARVE & PRITI N KARVAE as Co-Trustee of the Karve Family Trust; and HERNSA PRAVIN PATEL 3041 SOUTH PINE AVE OCALA, FL 34471
FIELD POSTING	DALE HOLLINGSWORTH	6/4/2026	6/4/2026	NOVPH
				Find that the Respondent(s) violated City Code Sections 34-95, 82-182, 122-51, and 122-1193 and order the Respondent(s) to: 1. (a) Clean the property by removing all junk, trash, and unsightly or unsanitary items in violation of City Code Section 34-95 by 4:00 p.m. on Thursday, September 10, 2026. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$50.00 per day shall be imposed, in addition to any other fines, until the violation has been fully abated. The City shall have the authority to enter upon the property and take any action necessary to abate the



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0720

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/27/2026	violation, including cutting and cleaning the property and removing all junk, trash, and unsanitary or unsightly items. (b) Upon abatement of any violations of Section 34-95 by the City, a \$100.00 service fee shall be assessed pursuant to Section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2. (a) Apply for and obtain all permits required to bring the unpermitted renovation of the motel into compliance with the current Florida Building Code and, if applicable, the National Electrical Code by 4:00 p.m. on Thursday, September 10, 2026. Once the permits are issued, all work shall be completed within ninety (90) days after issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the permits are not inspected and finalized by the ninety-first (91st) day after issuance of the initial permits, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and remove the structure(s), improvements, and their contents by 4:00 p.m. on Thursday, September 10, 2026. Once the permit is issued, all demolition, removal, cleanup, and disposal of debris shall be completed within sixty (60) days after issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the demolition permit is obtained but all demolition, removal, cleanup, and disposal of debris are not completed by 7:00 a.m. on the sixty-first (61st) day after issuance of the initial permit, subsection (c) shall apply. (c) If the Respondent(s) fail to comply with any provision of this section within the time allowed for compliance, a fine of \$250.00 per day shall be imposed, in addition to any other fines, until the violation has been fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the property into compliance, including demolition and removal of the structure(s), improvements, and their contents.
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				3. Remove all portable storage containers from the property by 4:00 p.m. on Thursday, September 10, 2026, unless all permits required for the motel renovation have been issued and the portable storage containers are lawfully being utilized as part of an active construction site in accordance with City Code Section 122-1193. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$50.00 per day shall be imposed, in addition to any other fines, until the violation has been fully abated. 4. Pay the cost of prosecution of \$241.82 by Thursday, September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



06/03/2026 11:31
City of Ocala
Code Enforcement Division



06/03/2026 11:31
City of Ocala
Code Enforcement Division



06/03/2026 11:32
City of Ocala
Code Enforcement Division



06/03/2026 11:45
City of Ocala
Code Enforcement Division



06/03/2026 11:45
City of Ocala
Code Enforcement Division



06/03/2026 11:45
City of Ocala
Code Enforcement Division

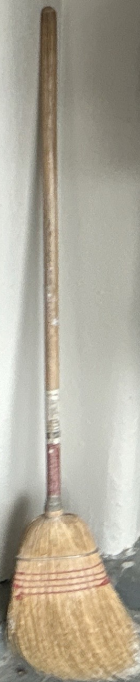
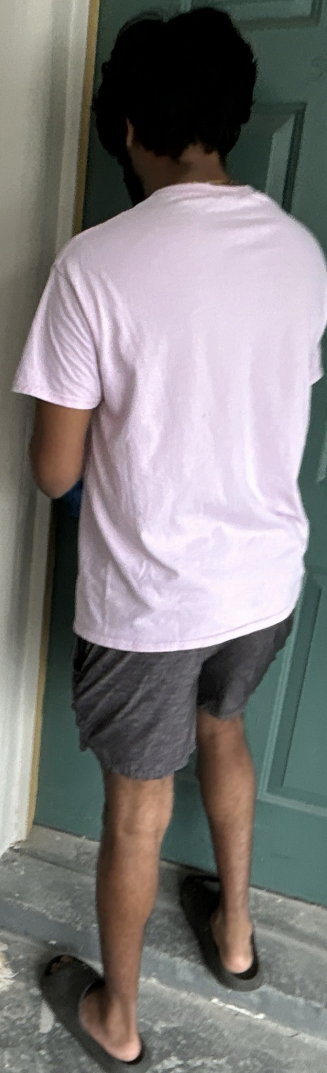


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City of Ocala
Code Enforcement Division

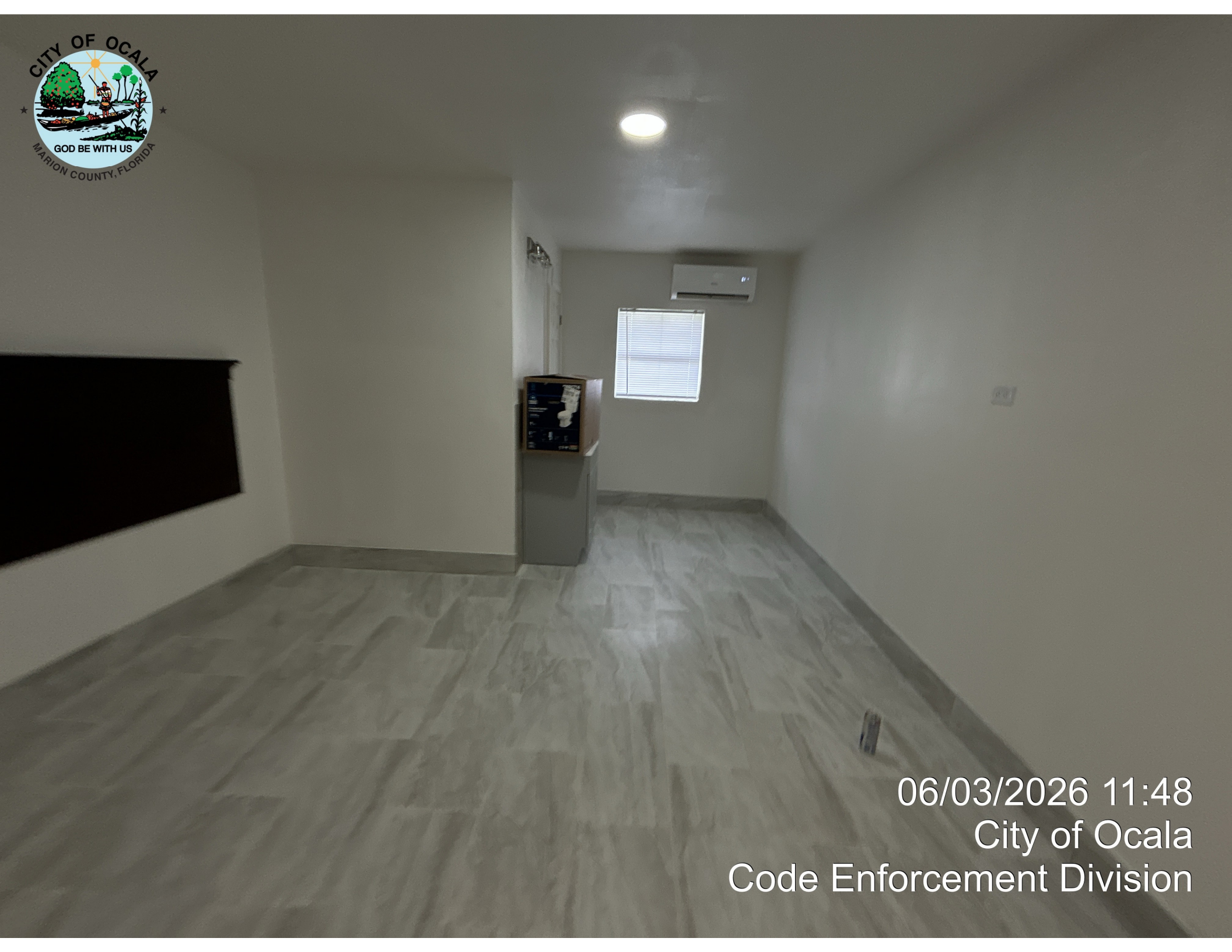


06/03/2026 11:46

City of Ocala
Code Enforcement Division



06/03/2026 11:48
City of Ocala
Code Enforcement Division



06/03/2026 11:48
City of Ocala
Code Enforcement Division



06/03/2026 11:48
City of Ocala
Code Enforcement Division



06/03/2026 11:48
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06/03/2026 11:48
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06/03/2026 11:49
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06/03/2026 11:49
City of Ocala
Code Enforcement Division



06/03/2026 11:50
City of Ocala
Code Enforcement Division

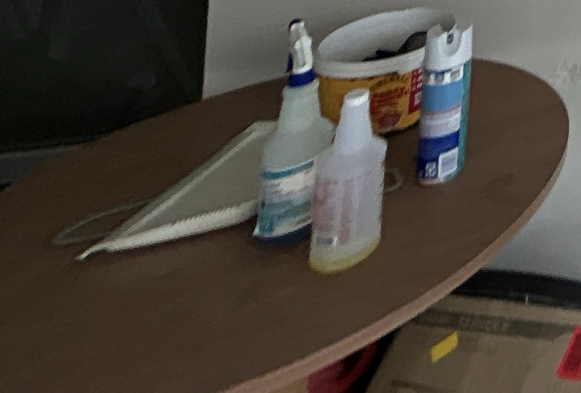


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Or: 489823 Ln: 2 Sub: 0 Ld:1
7085V Bottom ANNE
V2=47 5/8 x 16 1/8-Spot= 1/2DS Ctr + DS 1 of 16
- UltraEdge - SPCR 117 ARG NC

06/03/2026 11:51
City of Ocala
Code Enforcement Division



06/03/2026 11:51
City of Ocala
Code Enforcement Division



06/03/2026 11:51
City of Ocala
Code Enforcement Division



Ben Maxson, Deputy Building Official

Chief Building Official or designee

Building Division, 200 SE 3rd Street (2nd floor), Ocala, FL 34471 Phone: (352) 629-8421

Office DEPOT®



CODE ENFORCEMENT DIVISION

STOP ALL WORK

NOTICE OF CORRECTION / STOP WORK ORDER
WORKING WITHOUT A PERMIT

VIOLATIONS: DANGEROUS STRUCTURES / WORK WITHOUT PERMITS

INSPECTED BY:

DATE:

D. HOLLINGSWORTH

06/03/2026

B. MAXSON

CONTACT CITY OF OCALA BUILDING DEPARTMENT FOR PERMIT REQUIREMENTS: 352-629-8421

CONTACT CITY OF OCALA CODE ENFORCEMENT DIVISION: 352-629-8309

06/03/2026 12:03

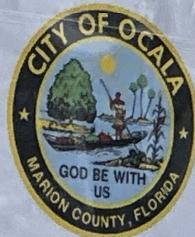
City of Ocala
Code Enforcement Division



06/03/2026 12:03
City of Ocala
Code Enforcement Division



06/03/2026 12:03
City of Ocala
Code Enforcement Division



Office DEPOT®

CODE ENFORCEMENT DIVISION

STOP ALL WORK

NOTICE OF CORRECTION / STOP WORK ORDER
WORKING WITHOUT A PERMIT

VIOLATIONS: DANGEROUS STRUCTURES / WORK WITHOUT PERMITS

INSPECTED BY:

D. HOLLINGSWORTH

B. MAXSON

DATE:

06/03/2026

CONTACT CITY OF OCALA BUILDING DEPARTMENT FOR PERMIT REQUIREMENTS: 352-629-8421
CONTACT CITY OF OCALA CODE ENFORCEMENT DIVISION: 352-629-8309

06/03/2026 12:04
City of Ocala
Code Enforcement Division



Friendship
INN



06/03/2026 12:05
City of Ocala
Code Enforcement Division



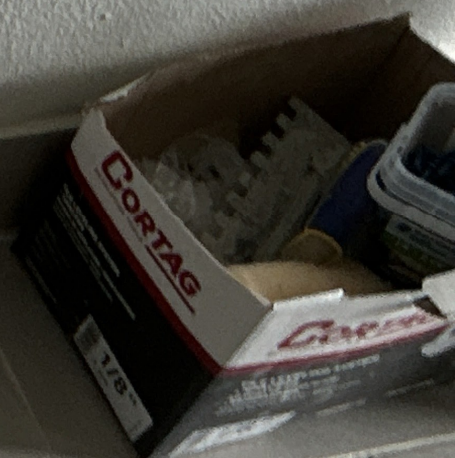
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Code Enforcement Division



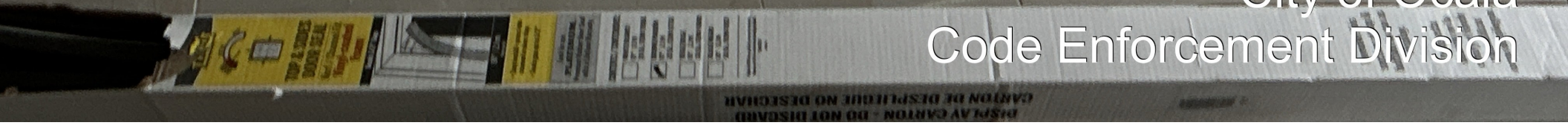
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City of Ocala
Code Enforcement Division



06/03/2026 12:10
City of Ocala
Code Enforcement Division



06/04/2026 12:26
City of Ocala
Code Enforcement Division





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City of Ocala
Code Enforcement Division



06/04/2026 12:26
City of Ocala
Code Enforcement Division



06/04/2026 12:26
City of Ocala
Code Enforcement Division



06/04/2026 12:26
City of Ocala
Code Enforcement Division



06/04/2026 12:26
City of Ocala
Code Enforcement Division



06/04/2026 12:27
City of Ocala
Code Enforcement Division



06/04/2026 12:31
City of Ocala
Code Enforcement Division



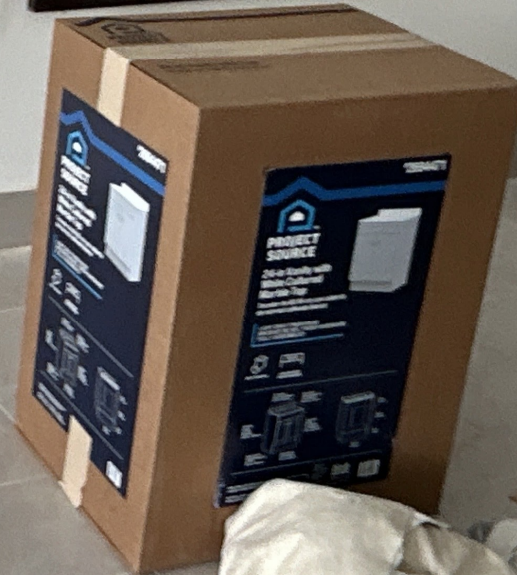
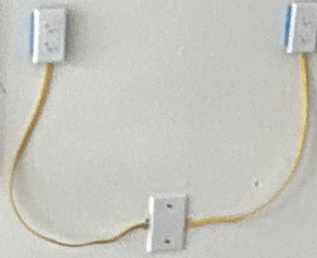
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City of Ocala
Code Enforcement Division



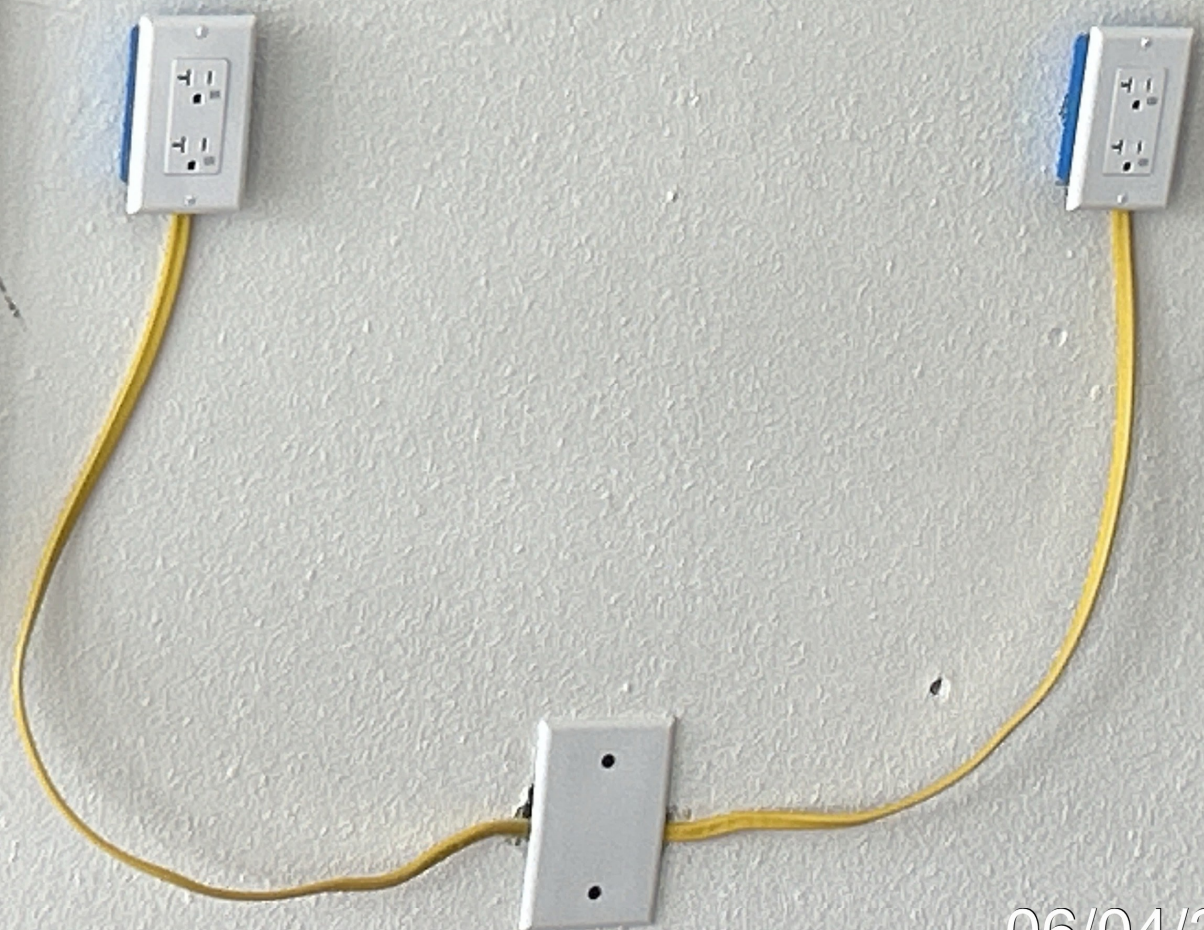
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City of Ocala
Code Enforcement Division



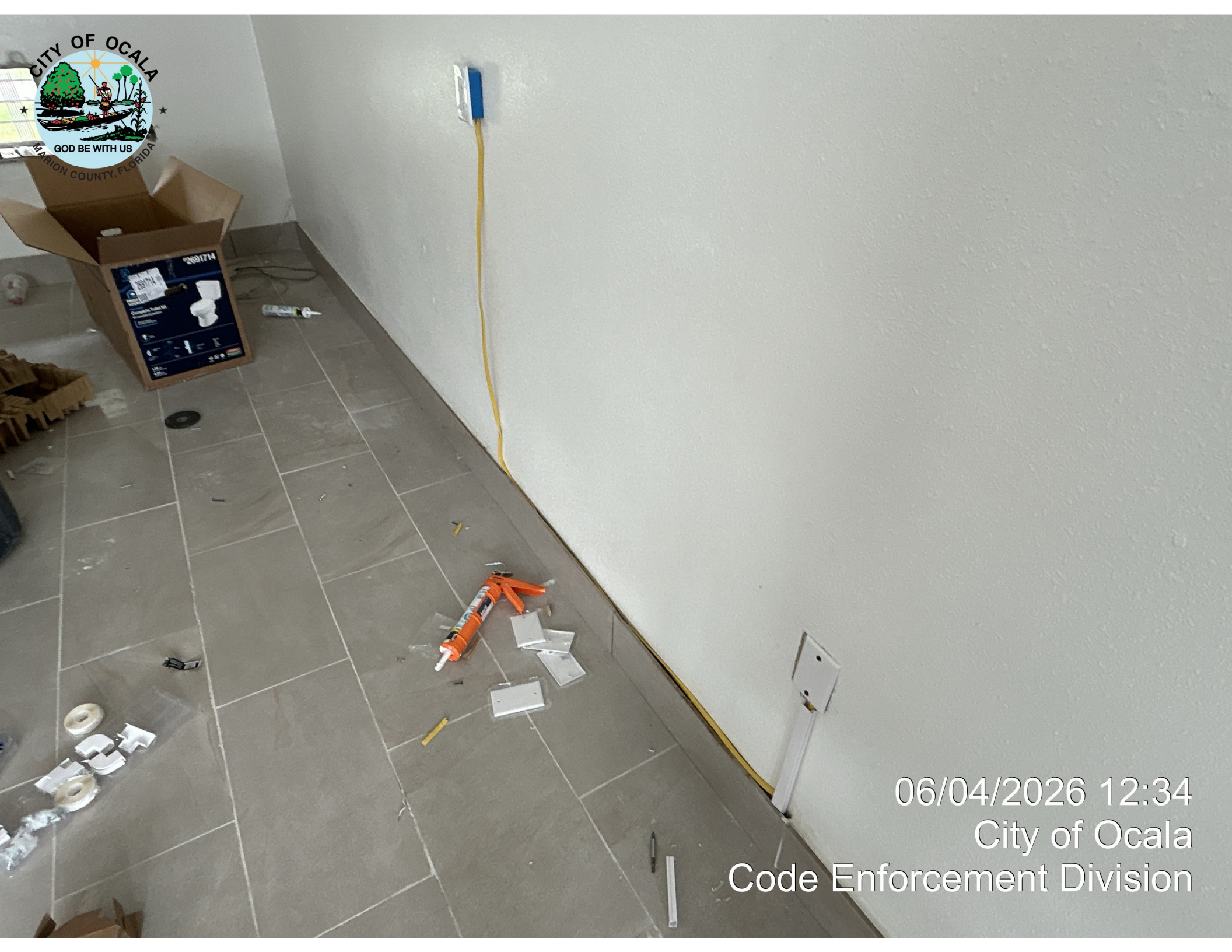
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City of Ocala
Code Enforcement Division



06/04/2026 12:33
City of Ocala
Code Enforcement Division



06/04/2026 12:34
City of Ocala
Code Enforcement Division



06/04/2026 12:34

City of Ocala

Code Enforcement Division



06/04/2026 12:34
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Code Enforcement Division



06/04/2026 12:34
City of Ocala
Code Enforcement Division



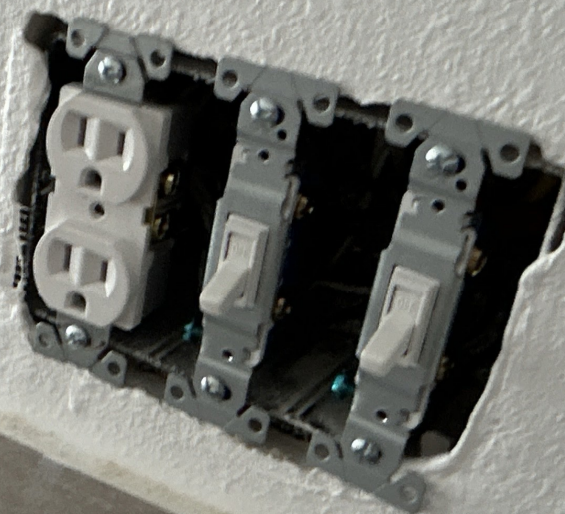
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Code Enforcement Division



06/04/2026 12:34
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Code Enforcement Division



06/04/2026 12:34
City of Ocala
Code Enforcement Division



06/04/2026 12:34
City of Ocala
Code Enforcement Division



06/04/2026 12:35

City of Ocala
Code Enforcement Division

Jun 3, 2026 at 11:45:18 AM
2829 E Silver Springs Blvd
Ocala FL 34470
United States



Jun 3, 2026 at 11:45:48 AM
2829 E Silver Springs Blvd
Ocala FL 34470
United States



Jun 3, 2026 at 11:45:51 AM
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Ocala FL 34470
United States



Jun 3, 2026 at 11:46:03 AM
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Ocala FL 34470
United States



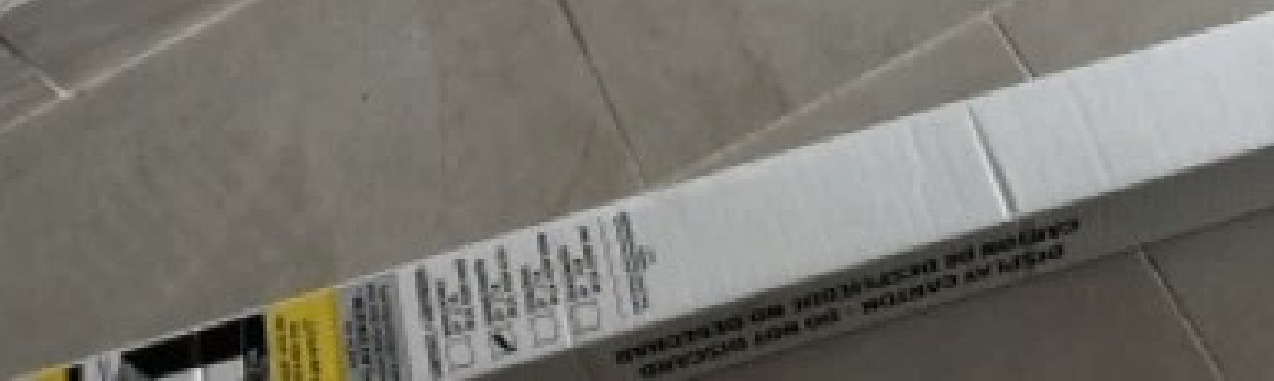
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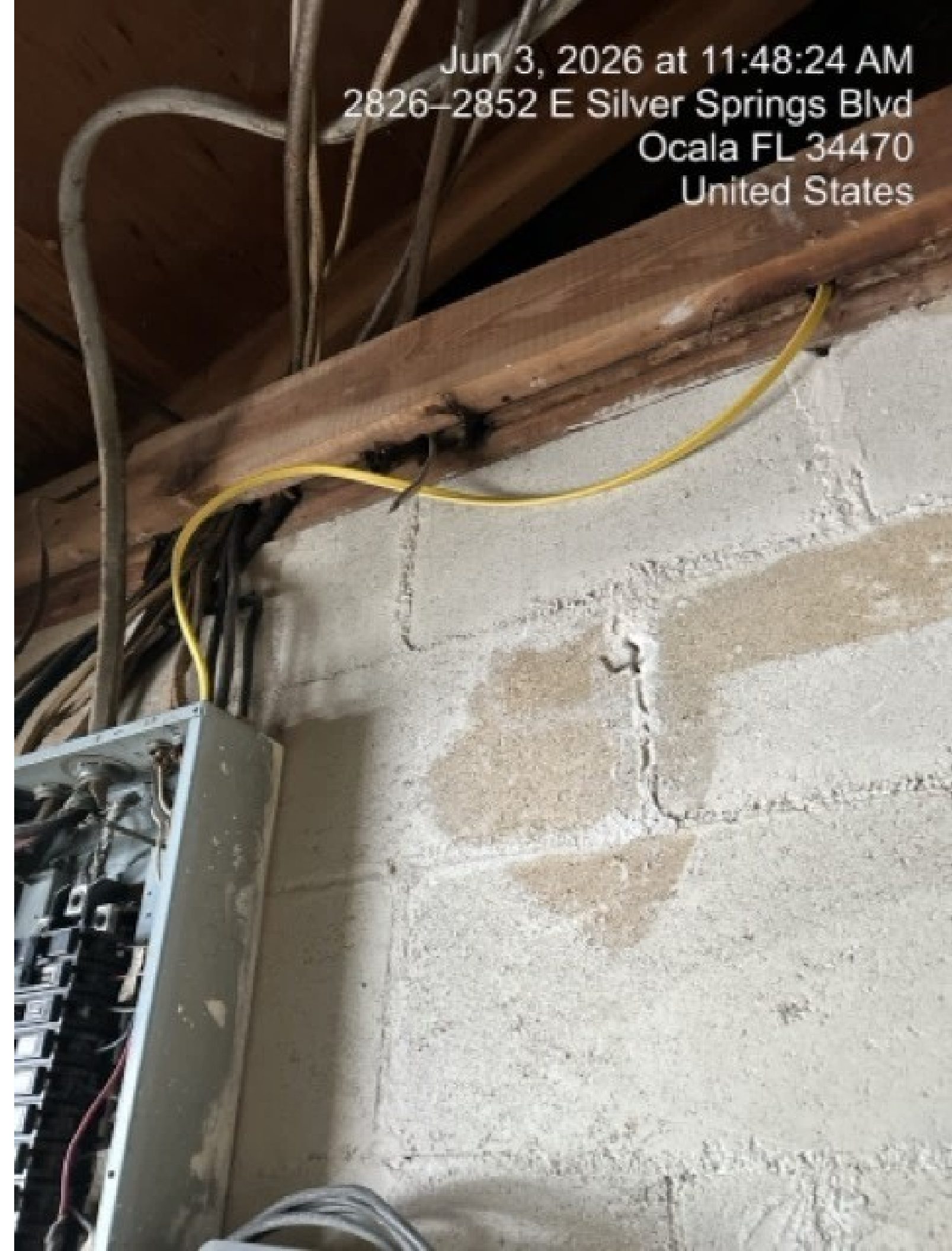
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Ocala FL 34470
United States



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Ocala FL 34470
United States



Jun 3, 2026 at 11:48:24 AM
2826-2852 E Silver Springs Blvd
Ocala FL 34470
United States



Jun 3, 202
2826-2852 E S



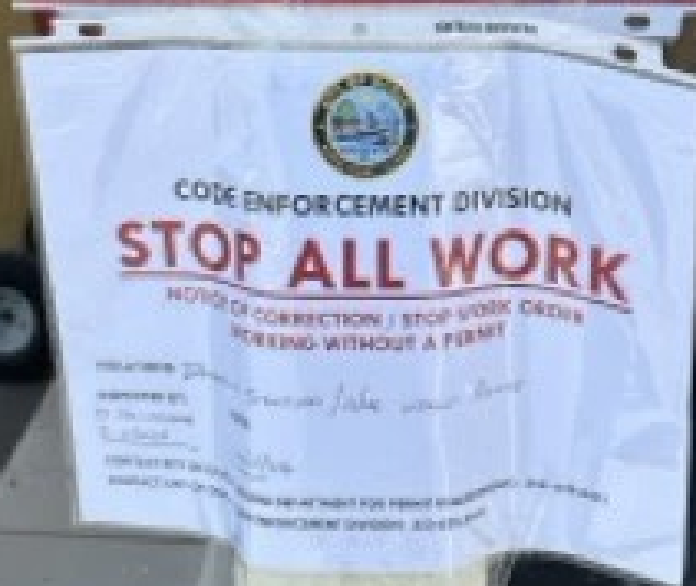
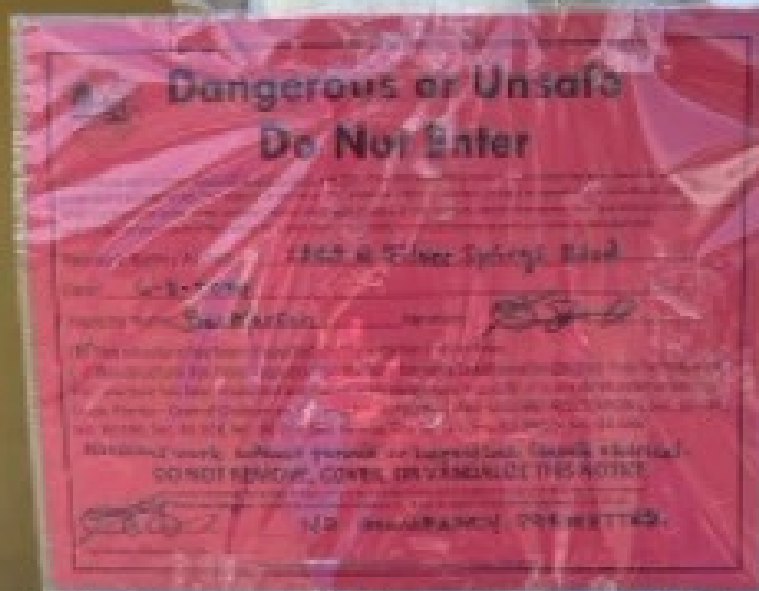
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United States



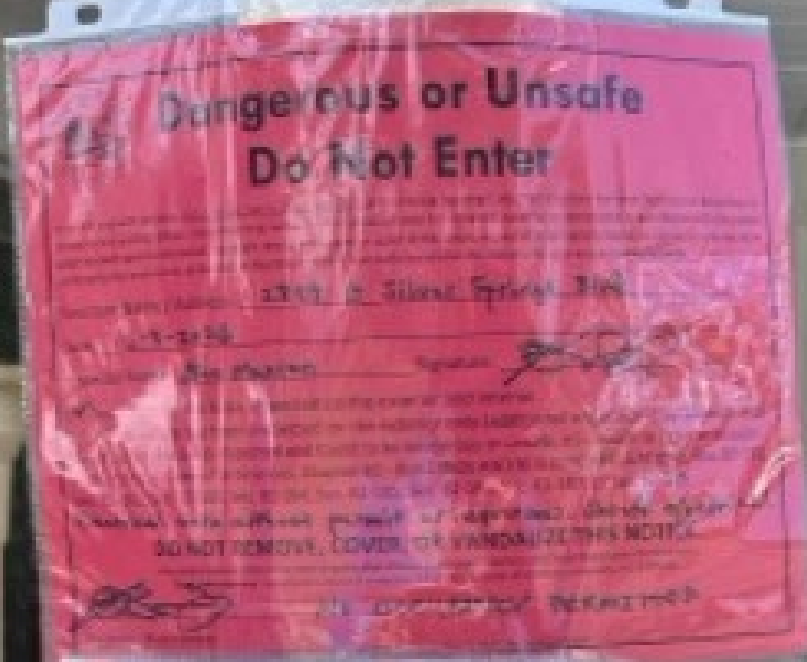
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Ocala FL 34470
United States



Jun 3, 2026 at 2:29:40 PM
2829 E Silver Springs Blvd
Ocala FL 34470
United States



Jun 3, 2026 at 2:27:18 PM
2826-2852 E Silver Springs Blvd
Ocala FL 34470
United States



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

28108-000-00

[GOOGLE Street View](#)

Prime Key: 666629

[MAP IT+](#)

Current as of 6/3/2026

[Property Information](#)

[M.S.T.U.](#)

[PC:](#) 39

Acres: 1.27

TULSI NEEL LLC
2345 NEW TAMPA HWY
LAKELAND FL 33815

[Taxes / Assessments:](#)

Map ID: 196

[Millage:](#) 1001 - OCALA

Situs: 2829 E SILVER SPRINGS BLVD
OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$553,721	Impact	
Total Assessed Value	\$529,177	Ex Codes:	(\$24,544)
Exemptions	\$0		
Total Taxable	\$529,177		
School Taxable	\$553,721		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$248,944	\$406,002	\$12,164	\$553,721	\$529,177	\$0	\$529,177
2024	\$248,944	\$397,784	\$17,729	\$488,517	\$481,070	\$0	\$481,070
2023	\$248,944	\$424,138	\$23,295	\$470,478	\$437,336	\$0	\$437,336

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8656/0576	07/2025	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$800,000
8176/0913	10/2023	07 WARRANTY	0	U	I	\$100
5646/0592	03/2012	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
5470/0767	01/2011	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
4808/1799	06/2007	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
4433/0526	04/2006	26 TRUSTEE	7 PORTIONUND INT	U	I	\$27,500
2535/1166	07/1997	70 OTHER	0	U	I	\$100
1819/0577	04/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$450,000
D309/0532	04/1953	07 WARRANTY	0	U	V	

[Property Description](#)

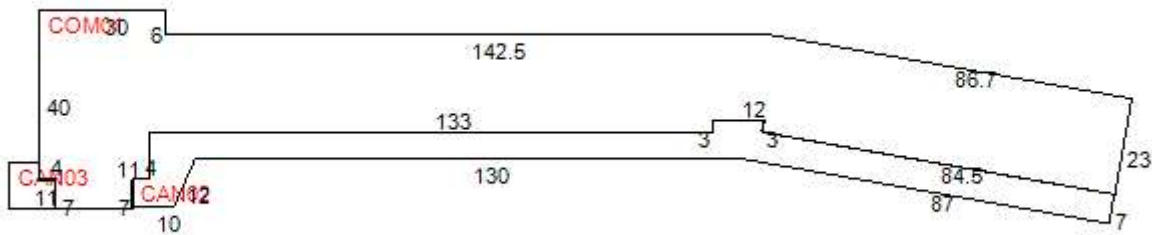
SEC 15 TWP 15 RGE 22
BEG AT A PT ON N LINE OF 200 FT ROW OF SR 500 , 496.3 FT
ALONG ROW WHICH BEARS N 54 E FROM INT OF W LINE OF NE 1/4
OF NW 1/4 WITH N ROW LINE OF SR 500 TH N 54 E 800 FT TH
S 64-43-00 W 324.5 FT TO PC OF A 02-42-00 CURVE CONCAVE
TO N, TH ALONG ARC OF CURVE TO PT ON ROW LINE MARKING END
OF ARC SUBTENDE BY A CHORD DIST OF 352.7 FT, A CHORD
BEARING OF S 68-41-00 W TH ALONG ARC OF 02-42-00 CURVE
CONCAVE TO N IN SAID ROW LINE TO A PT MARKING END OF
AN ARC SUBTENDE BY A CHORD DIST OF 151.2 FT
BEARING S 76-12-00 W FROM LAST MENTIONED PT
TH S 36 E 206.9 FT TO POB. EXC RD ROW.

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	3923	.0	.0	B2A	55,321.00	SF							
Neighborhood 9977													
Mkt: 2 70													

[Traverse](#)

Building 1 of 2
COM01=U7R4U11R133U3R12A190|3A100|84,5A10|23A280|86,7L142,5U6L30D40R4D7R18.
CAN02=U7R4U11R133U3R12A190|3A100|84,5A190|7A280|87L130A204|12L10.L18D0,8
CAN03=L11U11R7D4R4D7.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 8 - 35-39 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 2/22/2023 by 117

Year Built 1952
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 615

Exterior Wall 32 CONC BLK-STUCO24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	8.0	1.00	1952	0	6,488	M39 HOTEL/MOTEL	83 %	N	Y
						M01 RESIDENTIAL	17 %	N	Y
2	8.0	1.00	1952	0	1,670	CAN CANOPY-ATTACHD	100 %	N	N
3	8.0	1.00	1952	0	105	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0	Apptments: 0	Kitchens: 1	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 16	Extra Fixtures: 6

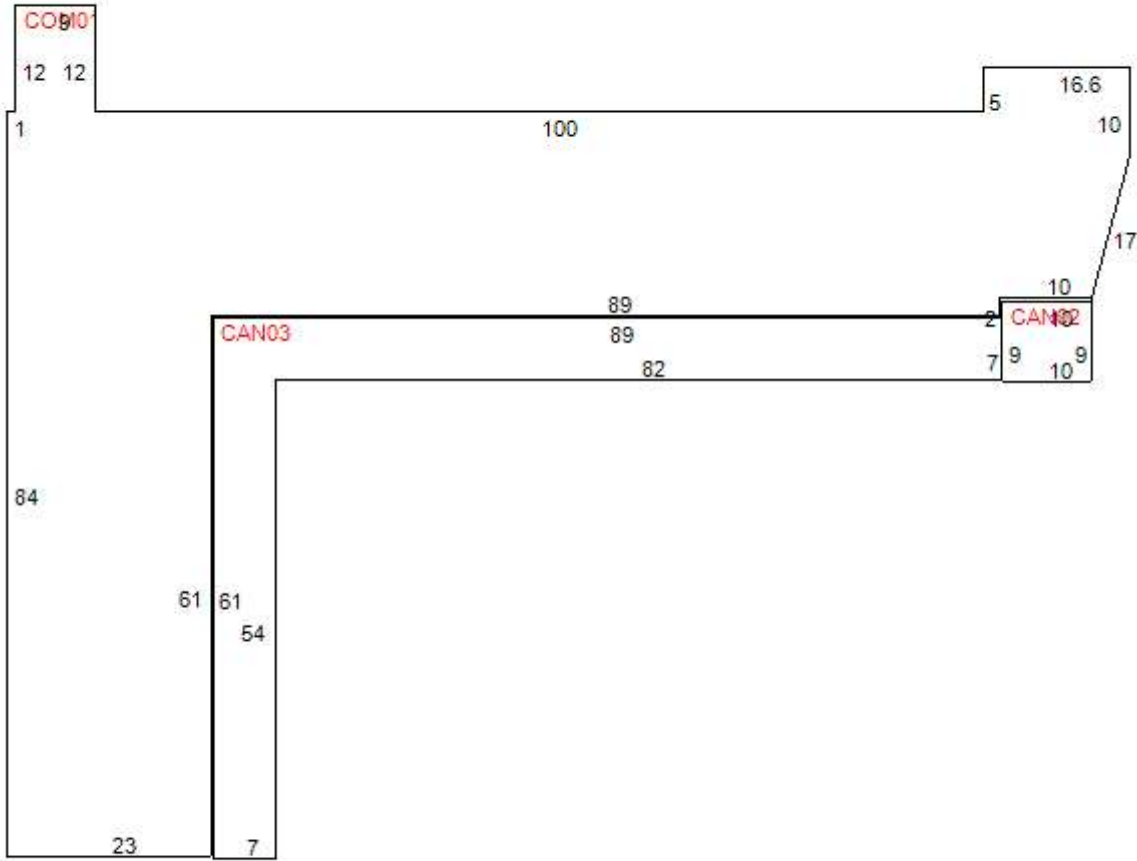
Traverse

Building 2 of 2

COM01=L10D2L89D61L23U84R1U12R9D12R100U5R16,6D10A195|17.

CAN02=L10D9R10U9.L10D1,9

CAN03=L89D61R7U54R82U7.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	1952
Effective Age	8 - 35-39 YRS	Physical Deterioration	0%
Condition	3	Obsolescence: Functional	0%
Quality Grade	400 - FAIR	Obsolescence: Locational	0%
Inspected on	2/22/2023 by 117	Base Perimeter	452

Exterior Wall 32 CONC BLK-STUCO24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1952	0	4,440	M39 HOTEL/MOTEL	90 %	Y
						M48 WAREHOUSE/DISTRIBUTE	10 %	N
2	8.0	1.00	1952	0	90	CAN CANOPY-ATTACHD	100 %	N
3	8.0	1.00	1952	0	1,001	CAN CANOPY-ATTACHD	100 %	N

Section: 1

Elevator Shafts: 0
Elevator Landings: 0

Aprtments: 0
Escalators: 0

Kitchens: 0
Fireplaces: 0

4 Fixture Baths: 0
3 Fixture Baths: 11

2 Fixture Baths: 0
Extra Fixtures: 2

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	16,703.00	SF	5	2022	3	0.0	0.0
159 PAV CONCRETE	691.00	SF	20	1958	3	0.0	0.0
114 FENCE BOARD	48.00	LF	10	1980	4	0.0	0.0
ADU UTILITY-ALUM	80.00	SF	40	1998	1	10.0	8.0

Appraiser Notes

FRIENDSHIP INN (FORMERLY FAIRWAY'S MOTEL)
26 RENTAL ROOMS
1 OWNER APT W/ KITCHEN

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-1979	9/8/2025	-	FRIENDSHIP INN REROOF
ELE24-0589	6/17/2024	7/10/2024	FRIENDSHIP INN PANEL REPLACE
SITE22-0091	11/4/2022	11/30/2022	FRIENDSHIP INN / PARKING LOT STRIP
BLD16-0831	6/8/2016	-	POOL DEMO
OC01643	9/1/1998	-	RE ROOF
OC01033	7/1/1995	-	UCN
OC01939	12/1/1992	-	CMRA
OC01421	8/1/1992	-	POOL BARRIER

Recording costs - \$120.50
Indexing - \$4.00
Documentary Tax - \$1575.00
Intangible Taxes - \$900.00

This Instrument Prepared By and Return to:
Robert D. Wilson
Wilson & Williams, P.A.
954 East Silver Springs Boulevard, Suite 101
Ocala, Florida 34470


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 07/08/2025 01:13:05 PM
FILE #: 2025091021 OR BK 8656 PGS 581-594
REC FEES: \$120.50 INDEX FEES: \$4.00
DDS: \$0 MDS: \$1575.00 INT: \$900.00

THIS IS A BALLOON MORTGAGE AND THE FINAL PAYMENT, OR THE BALANCE DUE UPON MATURITY, IS APPROXIMATELY \$339,065.55, TOGETHER WITH ALL ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THE MORTGAGE

MORTGAGE DEED AND SECURITY AGREEMENT

THIS MORTGAGE DEED AND SECURITY AGREEMENT (the "Mortgage") dated 7th of July, 2025, by and between TULSI NEEL, LLC, a Florida limited liability company, whose address is 2435 New Tampa Hwy, Lakeland, FL 33815 (hereinafter called "Mortgagor"), and JAYANTI Z. PATEL and LALI PATEL, as Co-Trustees of the PATEL LIVING TRUST, dated November 9, 2006; NANDKUMAR R. KARVE and PRITI N. KARVE, as Co-Trustee of the KARVE FAMILY TRUST, dated June 20, 1987 and HERNESA PRAVIN PATEL, whose address is 3041 South Pine Ave, Ocala, FL 34471.

NOW, THEREFORE, in consideration of the loan evidenced by the promissory note referred to hereafter, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Mortgagor agrees as follows:

1. Grant of Mortgage.

1.1. This Mortgage is given in order to secure the payment of both the principal and interest and any other sums payable on the promissory note of even date herewith in the original principal amount of **\$450,000.00** from Mortgagor to Mortgagee together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note (collectively, the "Note") or this Mortgage, and the performance and observance of all of the provisions hereof and of the Note.

1.2. Mortgagor hereby grants, sells, warrants, conveys, assigns, transfers, mortgages and sets over and confirms unto Mortgagee all of Mortgagor's estate, right, title and interest in, to and under the following (collectively, the "Mortgaged Property"):

1.2.1. All that certain real property (the "Real Property") situate in Marion County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

1.2.2. All buildings, structures, betterments, and other improvements of any nature now or hereafter situated in whole or in part upon the Real Property, regardless of whether physically affixed thereto or severed or capable of severance therefrom. The foregoing items are jointly and severally sometimes referred to as "Improvements" in this instrument.

- 1.2.3. All easements and other rights of any nature whatsoever appurtenant to the Real Property, the Improvements, or the use made or operations conducted upon the Real Property, including, without limitation, all rights of way, streets, alleys, passages, drainage rights, sewer rights, water rights and rights of ingress and egress to the Real Property, and all adjoining property, whether now existing or hereafter arising, together with the reversion or reversions, remainder or remainders, rents, issues, incomes and profits of any of the foregoing, and together with any and all benefits arising from or relating to any one or more of the foregoing. The foregoing items are jointly and severally sometimes referred to as "Appurtenances" in this instrument.
- 1.2.4. All fixtures, appliances apparatus, equipment, furnishings, heating and air conditioning equipment, machinery and articles of personal property and all replacements thereof, now or hereafter affixed to, attached to, placed upon, or used in any way in connection with the complete and comfortable use, occupancy, or operation of the Real Property or Improvements. The foregoing includes, without limitation, all components of any gasoline storage or distribution systems, all heating, air conditioning, lighting, incinerating and power equipment; all engines, compressors, pipes, pumps, tanks, wells, water mains, laterals, manholes, motors, conduits, wiring and switchboards; all plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus; all boilers, furnace, oil burners, vacuum cleaning systems, elevators and escalators; all stoves, ovens, ranges, disposal units, dishwashers, water heaters, exhaust systems, refrigerators, cabinets and partitions; all rugs and carpets; all laundry equipment; all building materials, all furniture, furnishings, computers, printers, copiers, telephone systems and other office equipment and office supplies (including stationery, letterheads, billheads and items of a similar nature); and all additions, accessions, renewals, replacements and substitutions of any or all of the foregoing. The foregoing items are jointly and severally sometimes referred to as "Tangible Property" in this instrument.
- 1.2.5. All rents, issues, proceeds, profits, revenues, royalties, rights, accounts, accounts receivable and benefits in any manner arising from, relating to, or accruing from the Mortgaged Property, or any combination, including Mortgagor's interest in and to all leases, licenses, franchises and concessions, including all amendments, modifications, replacements, substitutions, extensions, renewals, or consolidations. The foregoing items are jointly and severally sometimes referred to as "Rents and Income" in this instrument.
- 1.2.6. All proceeds of the conversion, voluntary or involuntary, of any of the Mortgaged Property into cash or other liquidated claims, or that are otherwise payable for injury to, or the taking or requisitioning of, any Mortgaged Property, including all insurance and condemnation proceeds. The foregoing items are jointly and severally sometimes referred to as "Proceeds" in this instrument.
- 1.2.7. Any and all contracts, written or oral, express or implied, now existing or hereafter entered into or arising from, or related to, the Mortgaged Property or the use, operation, sale, conversion, or other disposition of any interest in the Mortgaged Property, including, without limitation, any and all deposits, prepaid items, and payments due and to become due thereunder, and including, without limitation, construction contracts, service contracts, advertising contracts, purchase orders, and equipment leases. The foregoing items are jointly and severally sometimes referred to as "Contract Rights" in this instrument.

- 1.2.8. All of Mortgagor's right, power, or privilege to further encumber any of the Mortgaged Property, it being intended by this provision to divest Mortgagor of the power to encumber or to grant a security interest in any of the Mortgaged Property as security for the performance of any obligation. The foregoing items are jointly and severally sometimes referred to as "Secondary Financing" in this instrument.
- 1.2.9. All names now or hereafter used in connection with the Real Property and Improvements, and all related marks, logos, and insignia. The foregoing items are jointly and severally sometimes referred to as the "Name" in this instrument.
- 1.2.10. The Mortgaged Property includes, without limitation, all of the following: all contracts, plans, surveys, engineering data, licenses, permits, and development rights and other information and documents that relate to the Real Property, Improvements, or Appurtenances, including plans, specifications and drawings, and architectural, engineering, and construction contracts, together with all amendments, revisions, modifications and supplements. The foregoing items are jointly and severally called the "Construction Documents" in this instrument.

As used in Paragraphs 1.2.1 through 1.2.10, the term "include", and all variations thereof, are for illustrative purposes only and are always without limitation.

- 1.3. This Mortgage shall be deemed to be a security agreement under the Florida Uniform Commercial Code in respect to all personal property and material brought upon the Mortgaged Property to be incorporated in, attached to, or used upon the Mortgaged Property, or as otherwise may be set forth above. Mortgagor hereby grants a security interest to Mortgagee in and to such tangible and intangible personal property and any and all other property described in and by this Mortgage to the full extent permitted by the Florida Uniform Commercial Code. Mortgagor covenants that Mortgagor will do or join with Mortgagee in doing all further things necessary to create, perfect and preserve such security interest. Mortgagor will not suffer or permit any other security interest to exist in respect to such property. The Mortgagee shall have all rights and remedies in respect to such property as is provided in the Florida Uniform Commercial Code. If applicable, all of the terms, provisions and conditions of the Mortgage shall apply to such property prior to and after incorporation in or attachment to the Real Property.
- 1.4. Mortgagor warrants that Mortgagor has a good and marketable title to an indefeasible fee estate in the Real Property comprising the Mortgaged Property subject to no lien, charge or encumbrance, except such as Mortgagee has agreed to accept in writing or as set forth in the legal description of the Real Property contained in this Mortgage or in any title insurance policy accepted by Mortgagee in connection with this Mortgage; and Mortgagor covenants that this Mortgage is and will remain a valid and enforceable mortgage on the Mortgaged Property subject only to the exceptions herein provided. Mortgagor has full power and lawful authority to mortgage the Mortgaged Property in the manner and form herein done or intended hereafter to be done. Mortgagor will preserve such title and will forever warrant and defend the same to Mortgagee and will forever warrant and defend the validity and priority of the lien hereof against the claims of all persons and parties whomsoever. Mortgagor represents and warrants that the Real Property is not its homestead or contiguous thereto, that Mortgagor does not reside on such property, and that no member of the Mortgagor's family, dependent upon Mortgagor for support, resides on such property.
- 1.5. Mortgagor will, at the cost of Mortgagor and without expense to Mortgagee, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages,

assignments, notices of assignment, transfers and assurances as Mortgagee shall from time to time require in order to preserve the priority of the lien of this Mortgage or to facilitate the performance of the terms hereof.

- 1.6. If Mortgagor shall pay to Mortgagee the Note together with all other sums advanced by Mortgagee to or on behalf of Mortgagor pursuant to the Note or this Mortgage, as specified in the Note and shall perform all other covenants and conditions of the Note and of this Mortgage, then this Mortgage and the estate hereby created shall cease and terminate.
2. **Payment of Note.** Mortgagor shall pay all sums, including interest, secured hereby, when due, as provided for in the Note and any renewal, extension or modification thereof and in this Mortgage; all such sums to be payable in lawful money of the United States of America at Mortgagee's aforesaid principal office or at such other place as Mortgagee may designate in writing.
3. **Payment of Taxes and Claims.** Mortgagor shall:
 - 3.1. Pay when due and without requiring any notice from Mortgagee, all taxes, assessments of any type or nature, and other charges levied or assessed against the Mortgaged Property or this Mortgage and produce receipts therefor upon demand.
 - 3.2. Pay and discharge any claim, lien or encumbrance against the Mortgaged Property, which may be or become superior to this Mortgage.
 - 3.3. Permit no default or delinquency on any other lien (including any applicable property owner's association liens), encumbrance or charge against the Mortgaged Property.
4. **Taxes on Mortgage.** Mortgagor shall promptly pay all taxes and assessments assessed or levied under and by virtue of any state, federal, or municipal law or regulation hereafter passed against Mortgagee upon this Mortgage or the debt hereby secured, or upon its interest under this Mortgage, provided however, that the total amount so paid for any such taxes pursuant to this paragraph, together with the interest payable on such indebtedness shall not exceed the highest lawful rate of interest in Florida and provided further that in the event of the passage of any such law or regulation imposing a tax or assessment against Mortgagee upon this Mortgage or the debt secured hereby, that the entire indebtedness secured by this Mortgage shall thereupon become immediately due and payable at the option of Mortgagee.
5. **Insurance.** Mortgagor shall keep the Mortgaged Property insured against loss or damage by fire; and all perils insured against by an extended coverage endorsement; and such other risks and perils as Mortgagee, in its discretion, may require. The policy or policies of such insurance shall be in the form in general use from time to time in the locality in which the Mortgaged Property is situated, shall be in such amount as Mortgagee may reasonably require, shall be issued by a company or companies approved by Mortgagee, and shall contain a standard Mortgagee clause with loss payable to Mortgagee. Whenever required by Mortgagee, such policies shall be delivered immediately to and held by Mortgagee. Insurance proceeds or any part thereof may be applied by Mortgagee at its option, after deducting therefrom all its expenses including attorney's fees: to the reduction of the indebtedness hereby secured; to the restoration or repair of the property damaged; or released to Mortgagor. Mortgagee is hereby authorized, at its option, to settle and compromise any claims, awards, damages, rights of action and proceeds, and any other payment or relief under any insurance policy. Neither the application nor the release of any such amounts shall cure or waive any default. Upon exercise of the power of sale given in this Mortgage or other acquisition of the Mortgaged Property or any part thereof by Mortgagee, such policies shall become the absolute property of Mortgagee.

6. **Written Consent of Mortgagee Required.** Mortgagor shall first obtain the written consent of Mortgagee, such consent to be granted or withheld at the sole discretion of Mortgagee, before:
- 6.1. Removing or demolishing any building now or hereafter erected on the premises;
 - 6.2. Altering the arrangement, design or structural character thereof;
 - 6.3. Making any repairs which involve the removal of structural parts or the exposure of the interior of such building to the elements;
 - 6.4. Cutting or removing or permitting the cutting and removal of any trees or timber on the Mortgaged Property;
 - 6.5. Removing or exchanging any tangible personal property which is part of the Mortgaged Property;
 - 6.6. Entering into or modifying any leases of the Mortgaged Property; or
 - 6.7. Collecting any rents in advance of the date prescribed in the lease for the payment of such rent.
7. **Maintenance Obligation.** Mortgagor shall maintain the Mortgaged Property in good condition and repair, including but not limited to the making of such repairs as Mortgagee may from time to time determine to be necessary for the preservation of the Mortgaged Property and shall not commit or permit any waste thereof; and Mortgagee shall have the right to inspect the Mortgaged Property on reasonable notice to Mortgagor.
8. **Compliance with Laws.** Mortgagor shall comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Mortgaged Property and shall not to cause or permit any violation thereof or any nuisance.
9. **Mortgagee's Rights to Cure.**
- 9.1. If Mortgagor fails to pay any claim, lien or encumbrance which is superior to this Mortgage; or when due, any tax or assessment or insurance premium; or to keep the Mortgaged Property in repair; or shall commit or permit waste; or there be commenced any action or proceeding affecting the Mortgaged Property or the title thereto; or the interest of Mortgagee therein, including but not limited to eminent domain and bankruptcy or reorganization proceedings, then Mortgagee, at its option, may pay such claim, lien, encumbrance, tax, assessment or premium with right of subrogation thereunder; may make such repairs and take such steps as it deems advisable to prevent or cure such waste; and may appear in any such action or proceeding and retain counsel therein and take such action therein as Mortgagee deems advisable; and for any of such purposes Mortgagee may advance such sums of money, including all costs, reasonable attorney's fees, and other items of expense as it deems necessary. Mortgagee shall be the sole judge of the legality, validity and priority of any such claim, lien, encumbrance, tax, assessment and premium and of the amount necessary to be paid in satisfaction thereof. Mortgagee shall not be held accountable for any delay in making any such payment, which delay may result in any additional interest, costs, charges, expenses or otherwise, or for failure to exercise any option granted hereunder.
 - 9.2. Mortgagor will pay to Mortgagee, immediately and without demand, all sums of money advanced by Mortgagee to protect the security hereof pursuant to this Mortgage, including all costs, reasonable attorney's fees and other items of expense, together with interest on each such

advancement at the highest lawful rate of interest per annum allowed by the law of the State of Florida; and all such sums and interest thereon shall be secured hereby.

10. **Events of Default.** Each of the following, at Mortgagee's option, shall constitute an Event of Default under this Mortgage:
- 10.1. Payment Default. Borrower fails to make, within 15 days of when due: any installment of principal or interest of the Note or any part thereof; any payment; or any other sum secured hereby.
 - 10.2. Other Defaults. Mortgagor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Mortgagee and Mortgagor, and, unless Mortgagor has violated the same obligation, covenant or condition within the preceding 12 months of the failure, such failure continues for 15 days after written notice thereof from Mortgagee.
 - 10.3. False Statements. Any warranty, representation or statement made or furnished to Mortgagee by Mortgagor, or on behalf of Mortgagor under this Mortgage, the Note, or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.
 - 10.4. Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.
 - 10.5. Dissolution or Insolvency. The dissolution or termination of Mortgagor's existence as a going business, the insolvency of Mortgagor, the appointment of a receiver for any part of Mortgagor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Mortgagor.
 - 10.6. Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Mortgagor or by any governmental agency against any property securing the Note. This includes a garnishment of any of Mortgagor's accounts, including deposit accounts, with Mortgagee. However, this Event of Default shall not apply if there is a good faith dispute by Mortgagor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Mortgagor gives Mortgagee written notice of the creditor or forfeiture proceeding and deposits with Mortgagee monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Mortgagee, in its sole discretion, as being an adequate reserve or bond for the dispute.
 - 10.7. Breach of Other Agreement. Any breach by Mortgagor under the terms of any other agreement between Mortgagor and Mortgagee that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Mortgagor to Mortgagee, whether existing now or later.
 - 10.8. Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of the Note or any Guarantor dies or becomes incompetent, if an individual, or is dissolved or terminated if a legal entity other than an individual, or revokes or disputes the validity of, or liability under, any Guaranty of the Note.

- 10.9. Adverse Change. A material adverse change occurs in Mortgagor's financial condition, or Mortgagee believes the prospect of payment or performance of the Note is impaired.
- 10.10. Change in Ownership. If Mortgagor is a corporation, partnership, limited liability company or other entity, more than twenty-five percent (25%) of the ownership interests in Mortgagor is transferred or newly issued.
- 10.11. Insecurity. Mortgagee in good faith believes itself insecure.
11. **Remedies Upon Default**. Upon an Event of Default, Mortgagee may pursue one or more of the following remedies:
- 11.1. Mortgagee may declare the outstanding principal amount of the Note and the interest accrued thereunder, and all other sums secured hereby, to be due and payable immediately. Upon such declaration such principal and interest and other sums shall immediately be due and payable without demand or notice. The indebtedness secured hereby shall bear interest at the highest lawful rate of interest per annum allowed by the law of the State of Florida from and after the date of acceleration.
- 11.2. If the Note provides for installment payments, the Mortgagee may, at its option, collect a late charge as may be provided for in the Note to reimburse the Mortgagee for expenses in collecting and servicing such installment payments.
- 11.3. Mortgagee may enforce payment of the Note or the performance of any term hereof or any other right.
- 11.4. Mortgagee may foreclose this Mortgage and sell, as an entirety or in separate lots or parcels, the Mortgaged Property under the judgment or decree of a court or courts of competent jurisdiction
- 11.5. Mortgagee may collect all rents, issues, profits, revenue, income and other benefits from the Mortgaged Property and pursue all remedies available to Mortgagee under the leases assigned to Mortgagee hereunder.
- 11.6. Mortgagee may pursue any other remedy available to it including, but not limited to, taking possession of the Mortgaged Property without notice or hearing to Mortgagor.
- 11.7. Mortgagee shall be entitled, as a matter of strict right, without notice and ex parte and without regard to the value or occupancy of the security or the solvency of Mortgagor or the adequacy of the Mortgaged Property as security for the Note, to have a receiver appointed to enter upon and take possession of the Mortgaged Property, collect the rents, issues, profits, revenues, royalties, rights, proceeds, accounts, accounts receivable and benefits therefrom, and apply the same as the court may direct; such receiver to have all the rights and powers permitted under the laws of Florida.
- 11.8. In any such case set above, Mortgagee or the receiver may also take possession of, and for these purposes use, any and all personal property which is a part of the Mortgaged Property and used by Mortgagor in the rental or leasing thereof or any part thereof. The expense (including receiver's fees, counsel fees, costs and agent's compensation) incurred pursuant to the powers herein contained shall be secured hereby. Mortgagee shall (after payment of all costs and expenses incurred) apply such rents, issues, profits, revenues, royalties, rights, proceeds, accounts, accounts receivable and benefits received by it on the indebtedness secured hereby in such order as Mortgagee determines. The right to enter and take possession of the Mortgaged

Property; to manage and operate the same; and to collect the rents, issues, profits, revenues, royalties, rights, proceeds, accounts, accounts receivable and benefits thereof, whether by a receiver or otherwise, shall be cumulative to any other right or remedy hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. Mortgagee shall be liable to account only for such rents, issues, profits, revenues, royalties, rights, proceeds, accounts, accounts receivable and benefits actually received by Mortgagee.

11.9. Pursue all other remedies available at law or equity.

12. **Non-Exclusive Remedies.**

12.1. No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other instrument securing the Note is exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other instrument securing the Note, now or hereafter existing at law, in equity or by statute.

12.2. If the indebtedness secured hereby is now or hereafter further secured by chattel mortgages, security interests, financing statements, pledges, contracts of guaranty, assignments of leases, or other securities; or if the Mortgaged Property hereby encumbered consists of more than one parcel of real property, Mortgagee may, at its option, exhaust any one or more of such securities and security hereunder or such parcels of the security hereunder, either concurrently or independently, and in such order as it may determine.

13. **No Waiver.** No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder. No waiver by Mortgagee of any default shall constitute a waiver of or consent to subsequent defaults. No failure of Mortgagee to exercise any option herein given to accelerate maturity of the debt hereby secured, no forbearance by Mortgagee before or after the exercise of such option, and no withdrawal or abandonment of foreclosure proceeding by Mortgagee shall be taken or construed as a waiver of its right to exercise such option or to accelerate the maturity of the debt hereby secured by reason of any past, present or future default on the part of Mortgagor; and, in like manner, the procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be taken or construed as a waiver of its right to accelerate the maturity of the debt hereby secured.

14. **No Release of Mortgagor.**

14.1. Without affecting the liability of Mortgagor or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of Mortgagee with respect to any security not expressly released in writing, Mortgagee may, at any time and from time to time, either before or after the maturity of such note, and without notice or consent:

14.1.1. Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation;

14.1.2. Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof;

14.1.3. Exercise or refrain from exercising or waive any right Mortgagee may have;

14.1.4. Accept additional security of any kind; and

14.1.5. Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the Mortgaged Property.

14.2. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this Mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

15. **Condemnation.** In the event of condemnation proceedings of the Mortgaged Property, the award or compensation payable thereunder is hereby assigned to and shall be paid to Mortgagee. Mortgagee shall be under no obligation to question the amount of any such award or compensation and may accept the same in the amount in which the same shall be paid. In any such condemnation proceedings, Mortgagee may be represented by counsel selected by Mortgagee. The proceeds of any award or compensation so received shall, at the option of Mortgagee, either be applied to the prepayment of the Note and at the rate of interest provided therein, regardless of the rate of interest payable on the award by the condemning authority; or at the option of Mortgagee, such award shall be paid over to Mortgagor for restoration of the Mortgaged Property.

16. **This Section Intentionally Left Blank.**

17. **Due on Sale.** The loan represented by this Mortgage and the Note is personal to the Mortgagor and the Mortgagee made the loan to the Mortgagor based upon the credit of the Mortgagor and the Mortgagee's judgment of the ability of the Mortgagor to repay all sums due under this Mortgage, and therefore this Mortgage may not be assumed by any subsequent holder of an interest in the Mortgaged Property. If all or any part of the Mortgaged Property or any interest therein is sold, conveyed, transferred (including a transfer by agreement for deed or land contract), or further encumbered by Mortgagor without Mortgagee's prior written consent (excluding: (a) the grant of any leasehold interest in the Mortgaged Property not containing an option to purchase, which lease is made in the ordinary course of Mortgagor's business), Mortgagee may declare all sums secured by this Mortgage immediately due and payable.

18. **Entity Status.** Mortgagor represents and warrants that: (a) if a corporation, limited liability company or other legal entity, it is duly organized and validly existing, in good standing under the laws of the state of its formation, has stock, membership interests or other ownership interest outstanding which has been duly and validly issued, and is qualified to do business and is in good standing in the state of Florida, with full power and authority to consummate the loan contemplated hereby; and (b) if a partnership, it is duly formed and validly existing, and is fully qualified to do business in the state of Florida, with full power and authority to consummate the loan contemplated hereby.

19. **Compliance With Environmental Laws:**

19.1. Definitions.

19.1.1. "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No.99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto, or any amendments thereto.

19.1.2. "Hazardous Substances" shall mean and include materials that, because of their quantity, concentration or physical chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

19.2. Representations and Warranties: Mortgagor specifically represents and warrants that:

19.2.1. The use and operation of the Mortgaged Property complies with all applicable Environmental Laws and Mortgagor shall continue to comply therewith at all times.

19.2.2. Specifically, and without limiting the generality of the foregoing, there are not now and there shall not in the future be any Hazardous Substances located or stored in, upon or at the Mortgaged Property, and there are not now nor shall there be at any time any releases or discharges of Hazardous Substances from the Mortgaged Property.

19.2.3. During the period of Mortgagor's ownership of the Mortgaged Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Mortgaged Property

19.2.4. Mortgagor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Mortgagee in writing, (a) any breach or violation of any Environmental Laws; (b) any use, generation, manufacture, storage, treatment, disposal, release, or threatened release of any Hazardous Substance on, under, about or from the Mortgaged Property by any prior owners or occupants of the Mortgaged Property; or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and

19.2.5. Except as previously disclosed to and acknowledged by Mortgagee in writing, (a) neither Mortgagor nor any tenant, contractor, agent or other authorized user of the Mortgaged Property shall use, generate, manufacture, store, treat, dispose of, or release any Hazardous Substance on, under, about or from the Mortgaged Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws.

19.3. Indemnification:

19.3.1. Mortgagor shall indemnify Mortgagee and hold Mortgagee harmless from and against any and all losses, liabilities (including strict liability), damages, injuries, expenses (including attorneys' fees for attorneys of Mortgagee's choice), costs of any settlement or judgment, and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Mortgagee by any person or entity or governmental agency for, with respect to, or as a direct or indirect result of, the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from the Mortgaged Property of any Hazardous Substances, regardless of whether within Mortgagor's control. The indemnification agreement set forth in this paragraph includes, without

limitation, any losses, liabilities (including strict liability), damages, injuries, expenses (including attorneys' fees for attorneys of Mortgagee's choice), costs of any settlement or judgment or claims asserted or arising under the Comprehensive Environmental Response, Compensation and Liability Act, any federal, state or local "Superfund" or "Superlien" laws, and any and all other statutes, laws, ordinances, codes, rules, regulations, orders or decrees regulating, with respect to or imposing liability, including strict liability, substances or standards of conduct concerning any Hazardous Substances.

- 19.3.2. The indemnification and hold harmless agreement set forth in this subparagraph shall benefit Mortgagee from the date hereof and shall continue notwithstanding payment, release or discharge of this Mortgage or the obligations secured hereby, and, without limiting the generality of the foregoing, such obligations shall continue for the benefit of Mortgagee during and following any possession or ownership of the Mortgaged Property by Mortgagee, whether arising by foreclosure or deed in lieu of foreclosure or otherwise, such indemnification and hold harmless agreement to continue forever.
- 19.4. Notice of Environmental Complaint: If Mortgagor shall receive any knowledge of notice (actual or constructive) of any of the following (an "Environmental Complaint") from any person or entity, then Mortgagor immediately shall notify Mortgagee orally and in writing:
- 19.4.1. The happening of any event involving the spill, release, leak, seepage, discharge, presence or cleanup of any Hazardous Substances on the Land or in connection with Mortgagor's operations thereon; or
- 19.4.2. Any complaint, order, citation or notice with regard to air emissions, water discharges; or
- 19.4.3. Any other environmental, health or safety matters affecting Mortgagor.
- 19.5. Mortgagee's Reserved Rights: In the event of an Environmental Complaint, Mortgagee shall have the right, but not the obligation (and without limitation of Mortgagee's rights under this Mortgage) to enter onto the Mortgaged Property or to take such other actions as it shall deem necessary or advisable to clean up, remove, resolve or minimize the impact of, or otherwise deal with, any such Hazardous Substances or Environmental Complaint. All reasonable costs and expenses, including a reasonable attorney's fee, incurred by Mortgagee in the exercise of any such rights shall be secured by this Mortgage; shall be payable by Mortgagor upon demand; and shall accrue interest at the highest lawful rate from the date paid by Mortgagee.
- 19.6. Any environmental audit or risk assessment must be by an environmental consultant satisfactory to Mortgagee. Should Mortgagor fail to perform any such environmental audit or risk assessment within thirty (30) days after Mortgagee's request, Mortgagee shall have the right to retain an environmental consultant to perform such environmental audit or risk assessment. All costs and expenses, including a reasonable attorney's fee, incurred by Mortgagee in the exercise of such rights shall be secured by this Mortgage; shall be payable by Mortgagor upon demand; and shall accrue interest at the highest lawful rate from the date paid by Mortgagee.
- 19.7. Breach: Any breach of any warranty, representation or agreement contained in this Section shall be an Event of Default and shall entitle Mortgagee to exercise any and all remedies provided in this instrument, or otherwise permitted by law.

20. **Other Loan Documents.** In connection with this Mortgage, Mortgagor has executed other loan documents in favor of Mortgagee. These loan documents may include, but are not limited to, loan agreements, construction loan agreements, security agreements, loan closing agreements and a waiver of jury trials. Reference is made to all of the loan documents for additional rights of Mortgagee and additional duties and obligations of Mortgagor. Any default by Mortgagor under the terms of any of the loan documents shall constitute a default of this Mortgage and all of the other loan documents and shall entitle Mortgagee to accelerate the principal balance due on the Note and to pursue any and all remedies provided by any of the loan documents.
21. **Attorney's Fees.** If any legal action or other proceeding (including, without limitation, appeals or bankruptcy proceedings) whether at law or in equity, which: arises out of, concerns, or relates to this Mortgage, any and all transactions contemplated hereunder, the performance hereof, or the relationship created hereby; or is brought for the enforcement of this Mortgage, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Mortgage, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees, court costs and all expenses even if not taxable as court costs, incurred in that action or proceeding, in addition to any other relief to which such party or parties may be entitled.
22. **Miscellaneous.**
- 22.1. Severability. In the event any one or more of the provisions contained in this Mortgage or in the Note shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall, at the option of the Mortgagee, not affect any other provisions of this Mortgage, but this Mortgage shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.
- 22.2. Maximum Interest. The total interest payable pursuant to the Note or this Mortgage shall not in any one year exceed the highest lawful rate of interest permitted in the state of Florida.
- 22.3. Successors and Assigns. The covenants and agreements herein contained shall bind; and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto.
- 22.4. References. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. All covenants, agreements and undertakings shall be joint and several.
- 22.5. Entire Understanding. This agreement and the other documents executed by the parties in connection with the Note secured hereby represent the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations (if any) made by and between the parties.
- 22.6. Amendments. The provisions of this agreement may not be amended, supplemented, waived, or changed orally but only by a writing making specific reference to this agreement signed by the party as to whom enforcement of any such amendment, supplement, waiver or modification is sought.

IN WITNESS WHEREOF, Mortgagor has duly executed this Mortgage as of the date first above written.

[Signature]
Witness Signature

Witness Printed Name ROBERT D. WILSON

Witness Address: PO Box 1954
Ocala, FL 34478

[Signature]
Witness Signature

Witness Printed Name Steve Murphy

Witness Address: PO Box 1954
Ocala, FL 34478

MORTGAGOR

TULSI NEEL LLC, a Florida limited liability company

By: [Signature]
NEEL D. PATEL, Manager

By: H Patel
HEENABEN D. PATEL, Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of (X) physical presence or by () online notarization this 7th day of July,, 2025, by NEEL D. PATEL and HEENABEN D. PATEL, as the Managers of TULSI NEEL LLC, a Florida limited liability company, on behalf of the company is _____ Personally known OR ☒ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: FDL

[Signature]
Notary Public
Name: _____

(Please print or type)

Commission Number:

Commission Expires:

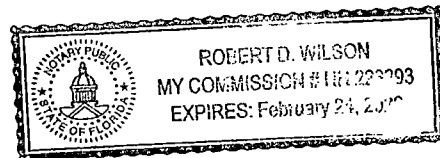
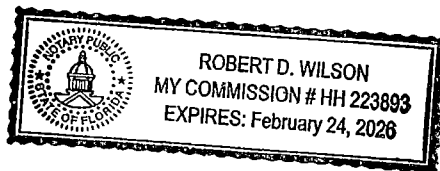


EXHIBIT "A"

Begin at a point on the North line of the 200 foot right-of-way of State Road No. 500, a distance of 496.3 feet along said right-of-way line which bears North 54 degrees East from the intersection of the West line of NE 1/4 of NW 1/4 of Section 15, Township 15 South, Range 22 East with the aforementioned North right-of-way line of said State Road 500; from the point of beginning thus described, run North 54 degrees East along the North right-of-way line of State Road No. 500, a distance of 800 feet to the intersection of the North line of the right-of-way of State Road No. 500 with the South line of the 66 foot right-of-way of Sharpes Ferry Road, thence South 64 degrees 43' West, a distance of 324.5 feet to the P.C. of a 2 degree 42' curve, concave to the North, in said right-of-way line, thence along the arc of said curve to a point on the right-of-way line, marking the end of the arc subtended by a chord distance of 352.7 feet and having a bearing of South 68 degrees 41' West; thence along the arc of a 2 degrees 42' curve, concave to the North in said right-of-way line to a point marking the end of an arc subtended by a chord distance of 151.2 feet and having a bearing of South 76 degrees 12' West from the last mentioned point; thence South 36 degrees East, a distance of 206.9 feet to the point of beginning. LESS and EXCEPT road right-of-way.

Parcel ID #: 28108-000-00



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
TULSI NEEL LLC

Filing Information

Document Number L25000220425
FEI/EIN Number 39-2219536
Date Filed 05/09/2025
Effective Date 05/08/2025
State FL
Status ACTIVE

Principal Address

2829 E SILVER SPRINGS BLVD
OCALA, FL 34470

Mailing Address

2435 NEW TAMPA HWY
LAKELAND, FL 33815

Registered Agent Name & Address

PATEL, NEEL D
2435 NEW TAMPA HWY
LAKELAND, FL 33815

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, NEEL D
2435 NEW TAMPA HWY
LAKELAND, FL 33815

Title MGR

PATEL, HEENABEN D
2435 NEW TAMPA HWY
LAKELAND, FL 33815

Annual Reports

Report Year	Filed Date
-------------	------------

2026

04/23/2026

Document Images

[04/23/2026 -- ANNUAL REPORT](#)

View image in PDF format

[05/09/2025 -- Florida Limited Liability](#)

View image in PDF format



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

FRIENDSHIP INN
2829 E SILVER SPRINGS BLVD
OCALA, FL 34470

06/04/2026

TULSI NEEL LLC
2345 NEW TAMPA HWY
LAKELAND, FL 33815

TULSI NEEL LLC
C/O NEEL D PATEL and
HEENABEN D PATEL
2435 NEW TAMPA HWY
LAKELAND, FL 33815

JAYANTI Z PATEL & LALI PATEL
as Co-Trustees of the Patel Living Trust;
NANDKUMAR R KARVE & PRITI N KARVAE
as Co-Trustee of the Karve Family Trust; and
HERNSA PRAVIN PATEL
3041 SOUTH PINE AVE
OCALA, FL 34471

Respondent(s) _____ /

Location of Violation: 2829 E Silver Springs Boulevard - All Units

Case Number: CE26-0720

Inspector Assigned: Dale Hollingsworth

Required Compliance Date: 07/10/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

Section 34-95 - TRASH OR OTHER UNSIGHTLY MATTER
Junk and trash on property. General clean-up required.

Section 82-182 - DANGEROUS STRUCTURE(S)
Entire Friendship Inn found to be dangerous by both Chief Building Official and Deputy Building Official for unpermitted construction including plumbing renovations, electrical wiring, framing, and change of use of space (storage room to habitable room). 15 units already rented after unpermitted renovations.
Obtain Florida licensed contractor(s) and issuance of all required renovation permits for work previously completed and in progress.

SECTION 122-51 - BUILDING PERMIT REQUIRED
Full motel renovation (26 total units) in progress. 15 units already completed and actively being rented. Unpermitted work previously completed, and still in progress includes plumbing renovations, electrical wiring, framing, and change of use of space with no permit (previous storage room being renovated into occupied room). Manager's suite also renovated, including at least 2 exterior window change-outs without permits.
Permit SITE22-0091 for parking lot re-stripe expired May 2023. Permit was red tagged due to a failed inspection and never completed afterwards.
Contact the company who performed the work for re-issuance and final of the permit or hire a new contractor to obtain permits for the work.

SECTION 122-1193 - PORTABLE CONTAINERS
Portable storage container in parking lot.
Container can only be stored on the property during the course of active permitted construction. Once construction permits are issued, the container will be in compliance. When permitted construction is complete, the container must be removed.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Dale Hollingsworth Chief Code Official

dhollingsworth@ocalafl.gov

352-629-8460

CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: CE26-0720

AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

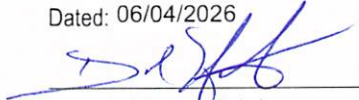
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Dale Hollingsworth, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 06/04/2026 post the Notice of Violation & Public Hearing to the property, located at 2829 E Silver Springs Boulevard.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

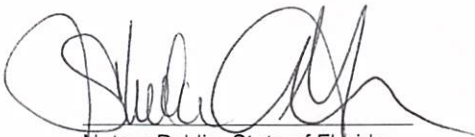
FURTHER, AFFIANT SAYETH NAUGHT.

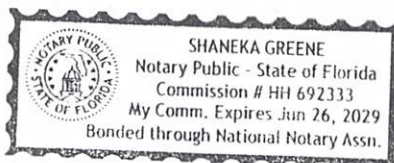
Dated: 06/04/2026


Chief Code Official

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/04/2026 by Dale Hollingsworth, City of Ocala, who is personally known to me.


Notary Public, State of Florida





06/04/2026 12:45
City of Ocala
Code Enforcement Division





OFFICE



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

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06/04/2026

TULSI NEEL LLC
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as Co-Trustees of the Patel Living Trust
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Respondent(s) /

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Container can only be stored on the property during the course of active permitted construction. Once construction permits are issued, the container will be in compliance. When permitted construction is complete, the container must be removed.

06/04/2026 12:45
City of Ocala
Code Enforcement Division

CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: CE26-0720

AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

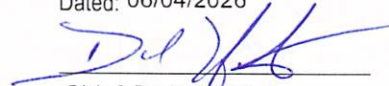
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Dale Hollingsworth, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 06/04/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

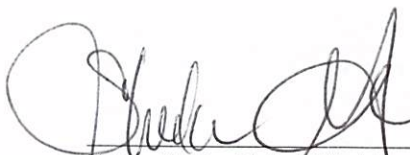
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/04/2026


Chief Code Official

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/04/2026 by Dale Hollingsworth, City of Ocala, who is personally known to me.


Notary Public, State of Florida

