Authentisign ID: 440733F7-A1E3-F111-91F2-002248230FCC
Authentisign ID: CC83C6E5-1BE2-F111-91F2-002248230FCC

Vacant Land Disclosure Statement

FLORIDA ASSOCIATION OF REALTORS®

NAME: **Ranch Retreat LLC**
DATE SELLER PURCHASED PROPERTY? 2/10/2021

GENERAL INFORMATION ABOUT PROPERTY:
PROPERTY ADDRESS: **426 Longhorn Drive, Lake Wales, FL 33898**
LEGAL DESCRIPTION: **OUTDOOR RESORTS RIVER RANCH RV RESORT PHASE FOUR RV LOTS PB 89 PG 25 LOT 426**

NOTICE TO BUYER AND SELLER:
In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS
   a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO [X] YES __ If yes, explain: _____
   b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO [X] YES __ If yes, explain: _____
   c. Are you aware of any eminent domain proceedings involving the property? NO [X] YES __ If yes, explain: _____

2. USE RESTRICTIONS
   Are You Aware:
   a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO __ YES [X] TR
   b. of any resale restrictions? NO [X] YES __
   c. of any restrictions on leasing the property? NO [X] YES __
   d. of any right of first refusal to purchase the property? NO [X] YES __
   e. If any answer to questions 2a-2d is yes, please explain: property in HOA - CC&Rs apply

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3. SURVEY
   a. Has the land been surveyed? NO [X] YES __ If yes, which person or company performed the survey: _____
   b. Has this land been platted? NO __ YES [X] If yes, has a certificate of survey been completed? NO [X] YES __
   c. Are you aware of any encroachments or boundary line disputes? NO [X] YES __
   d. Are you aware of any easements other than utility/drainage easements? NO [X] YES __
   e. Are you aware if the property is in an earthquake zone? NO [X] YES __
   f. Are you aware if the property contains wetlands area? NO [X] YES __

4. ENVIRONMENT
   Are You Aware:
   a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO [X] YES __ If yes, explain: _____

Seller (JAG) (DJG) and **Buyer** (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

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b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO X YES __ If yes, explain: _____

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO ☒ YES __ If yes, explain: _____

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO ☒ YES __

e. of any electromagnetic fields located on the property? NO ☒ YES __

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO ☒ YES __

If any answer to questions 4a-4f is yes, please explain: _____

5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO ☒ YES __

b. if the property has been flooded? NO ☒ YES __

c. if there has been drainage problems affecting the property or adjacent properties? NO ☒ YES __

If any answer to questions 5a-5c is yes, please explain: _____

6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO ☒ YES __

b. Are you aware of any fill or uncompacted soils? NO ☒ YES __

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO ☒ YES __

d. Are you aware of any dead or diseased trees on the property? NO ☒ YES __

If any answer to questions 6a-6d is yes, please explain: _____

7. UTILITIES

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a. What type of irrigation does the property have? Sprinklers TR

b. Have percolation tests been performed? NO X YES __ If yes, when and by which person or company: _____

c. Does the property have connection to the following: public water? NO __ YES ☒ public sewer? NO __ YES X private water system off the property? NO ☒ YES __ water well? NO ☒ YES __ septic tank? NO __ YES __ electric utility? NO __ YES ☒ natural gas service? NO __ YES __

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d. Does the boundary of the property have connection to the following: public water system access? NO __ YES __ private water system access? NO ☒ YES __ electric service access? NO __ YES ☒ natural gas access? NO __ YES __ telephone system access? NO ☒ YES __

e. Have any utility charges been paid? NO [redacted] YES X If yes, which charges were paid?: electricity

8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO X YES __ TR

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If yes, explain: _____

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ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: John A. Groza / John A. Groza as Title Managing Member of **Ranch Retreat LLC** Date: 11/16/2026
(signature) (print)

Seller: Deborah J. Groza / Deborah J. Groza as Title Managing Member of Ranch Retreat LLC Date: 11/18/2026
(signature) (print)

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
(signature) (print)

Buyer: _____ / _____ Date: _____
(signature) (print)

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