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Vacant Land Disclosure Statement

NAME: GLANZ CONSTRUCTION LLC

DATE SELLER PURCHASED PROPERTY: 02/25/21

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 1602 21ST AVE W, PALMETTO, FL 34221 6165

LEGAL DESCRIPTION: LOT 21 PALM LAKE ESTATES PI#28104.0110/9

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 ◉ 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 ◉ YES ☐ If yes, explain: _____

c. Are you aware of any eminent domain proceedings involving the property? NO ◉ YES ☐ If yes, explain: _____

2. USE RESTRICTIONS

Are You Aware:

a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO ◉ YES ☐

b. of any resale restrictions? NO ◉ YES ☐

c. of any restrictions on leasing the property? NO ◉ YES ☐

d. of any right of first refusal to purchase the property? NO ◉ YES ☐

e. If any answer to questions 2a-2d is yes, please explain:

3. SURVEY

a. Has the land been surveyed? NO ☐ YES ◉ If yes, which person or company performed the survey: _____

b. Has this land been platted? NO ☐ YES ◉ If yes, has a certificate of survey been completed? NO ◉ YES ☐

c. Are you aware of any encroachments or boundary line disputes? NO ◉ YES ☐

d. Are you aware of any easements other than utility/drainage easements? NO ◉ YES ☐

e. Are you aware if the property is in an earthquake zone? NO ◉ YES ☐

f. Are you aware if the property contains wetlands area? NO ◉ YES ☐

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

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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 ◉ YES ☐ If yes, explain: _____

_____

b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO ◉ 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: _____

_____

_____

_____

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7. UTILITIES

a. What type of irrigation does the property have? _____

_____

b. Have percolation tests been performed? NO(●) YES ☐ 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(●)
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 ☐

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(●) YES ☐ If yes, which charges were paid?: _____

_____

_____

8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO(●) YES☐

If yes, explain: _____

_____

_____

_____

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: Lacinda Wheless / GLANZ CONSTRUCTION LLC Date: 11/18/2026
(signature) (print)

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

RECEIPT AND ACKNOWLEDGMENT 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)

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

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Addendum to Vacant Land Contract

When initialed by all parties, , the parties acknowledge that the disclosure set forth below was provided to the Buyer prior to the execution of the Vacant Land Contract between the parties and the clauses below will be incorporated therein: GLANZ CONSTRUCTION LLC ("Seller")
and _____ ("Buyer")
concerning the Property described as 1602 21ST AVE W Manatee
PALMETTO FL 34221 6165

(LW) (_____) - (_____) (_____) **C. Homeowners' Association:** The Property is located in a community with a ☐voluntary ☐mandatory (see the Disclosure Summary below) homeowners' association ("Association"). **Seller's** due diligence period, if any, under Paragraph **9** of this Contract, and risk of loss under Paragraph **12** of this Contract, extend only to the Property and does not extend to common areas or facilities described below.

Notice: Association documents may be obtained from the county record office or, if not a public record, from the developer or Association manager. The Property may be subject to recorded restrictive covenants governing the use and occupancy of properties in the community and may be subject to special assessments.

1. **Association Approval:** If the Association documents give the Association the right to approve **Buyer** as a purchaser, this Contract is contingent on such approval by the Association. **Buyer** will apply for approval within _____ days (5 days if left blank) after Effective Date and use diligent effort to obtain approval, including making personal appearances and paying related fees if required. **Seller** and **Buyer** will sign and deliver any documents required by the Association to complete the transfer. If **Buyer** is not approved, this Contract will terminate; and **Buyer's** deposit(s) will be refunded unless this Contract provides otherwise.

2. **Right of First Refusal:** If the Association has a right of first refusal to buy the Property, this Contract is contingent on the Association deciding not to exercise such right. **Seller** will, within 3 days after receipt of the Association's decision, give **Buyer** written notice of the decision. If the Association exercises its right of first refusal, this Contract will terminate, **Buyer's** deposit(s) will be refunded unless this Contract provides otherwise, and **Seller** will pay broker's full commission at Closing in recognition that broker procured the sale.

3. **Fees: Buyer** will pay any application, transfer, and initial membership fees charged by the Association. **Seller** will pay all fines imposed against the Property as of Closing and any fees the Association charges to provide information about its fees or the Property and will bring maintenance and similar periodic fees and rents on any recreational areas current as of Closing. If, after Effective Date, the Association imposes a special or other assessment for improvements, work, or services, **Seller** will pay all amounts due before Closing and **Buyer** will pay all amounts due on or after Closing. If special assessments may be paid in installments ☐**Seller** ☐**Buyer** (**Buyer** if left blank) will pay installments due after Closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at Closing. **Seller** represents that he/she is not aware of any pending special or other assessment that has been levied by the Association, except as follows: _____

_____

Seller represents that he/she is not aware of any pending special or other assessment that has been an item on the agenda or reported in the minutes of the Association within 12 months before Effective Date ("Pending"), except as follows: _____

_____

If special or other assessments, levied or Pending, exist as of Effective Date and have not been disclosed above by **Seller**, then **Seller** will pay such assessments in full before or at Closing.

The following dues, maintenance, and/or fees are currently charged by the Association:

$ 0.00 per Month to Fairway Estates
$_____ per _____ to _____
$_____ per _____ to _____

(See Continuation)

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J. Homeowners' Association Addendum (Continued)

4. **Damage to Common Elements:** If any portion of the common elements is damaged due to fire, hurricane, or other casualty before Closing, either party may cancel this Contract and **Buyer's** deposit(s) will be refunded if (i) as a result of damage to the common elements, the Property appraises below the purchase price and either the parties cannot agree on a new purchase price or **Buyer** elects not to proceed, or (ii) the Association cannot determine the assessment attributable to the Property for the damage at least 5 days before Closing, or (iii) the assessment determined or imposed by the Association attributable to the Property for the damage to the common elements is greater than $_____ or _____% (1.5% if left blank) of the purchase price.

5. **Disclosure Summary for Mandatory Associations:** IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY **BUYER** BY DELIVERING TO **SELLER** OR **SELLER'S** AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE **BUYER'S** INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. **BUYER'S** RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

DISCLOSURE SUMMARY FOR (Name of Community): Fairway Estates

(a) AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.

(b) THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.

(c) YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $ 0.00 PER _____. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $ 0.00 PER _____.

(d) YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

(e) YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.

(f) THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $ 0.00 PER _____.

(g) THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.

(h) THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.

(i) THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

Buyer acknowledges receipt of this Disclosure Summary before signing this Contract.

_____ _____ _____ _____
Buyer Date **Buyer** Date

The Association or Management Company to which assessments, dues, and/or maintenance are due and payable is/are:

_____ _____
Contact Person _____ **Contact Person** _____
Phone _____ **Email** _____ **Phone** _____ **Email** _____

Additional contact information can be found on the Association's website, which is www. _____

Buyer (_____) (_____) and **Seller** (LW) (_____) acknowledge receipt of a copy of this page.

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Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

FloridaRealtors®

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors® /Florida Bar Residential Contract For Sale And Purchase between GLANZ CONSTRUCTION LLC (SELLER) and _____ (BUYER) concerning the Property described as 1602 21ST AVE W Manatee PALMETTO FL 34221 6165

Buyer's Initials _____ _____ ***Seller's Initials*** LW _____

AA. LICENSEE DISCLOSURE OF PERSONAL INTEREST IN PROPERTY

Alexis Glanz has an active or inactive real estate license and has a personal interest in the Property (specify if licensee is related to a party, or is acting as Buyer or Seller, etc.) selling agent is related to the officers of Glanz Construction LLC

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Sinkhole Disclosure

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

The seller of real property upon which a sinkhole claim has been made by the seller and paid by the insurer must disclose to the buyer of such property, before the closing, that a claim has been paid and whether or not the full amount of the proceeds was used to repair the sinkhole damage.

Are You Aware:

1. of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO ✘ YES
   a. of any sinkhole insurance claim that has been made on subject property? NO ✘ YES
   b. if claim made, was claim paid? NO YES
   c. was the full amount of the insurance proceeds used to repair the sinkhole damage? NO YES

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: Lacinda Wheless / GLANZ CONSTRUCTION LLC Date: 11/18/2026
(signature) (print)

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

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on 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. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. 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: _____

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