

**Vacant Land Disclosure Statement**

NAME: Premiere Property Group LLC

DATE SELLER PURCHASED PROPERTY: 09/18/2024

GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: 14312 Duskey Warbler Road Weeki Wachee FL 34614

LEGAL DESCRIPTION: Key # 552609 Royal Highlands Unit 7 BLk 498 Lot 6

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 (JM) (\_\_\_\_\_) and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

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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Seller JH (\_\_\_\_\_) and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

7. UTILITIES

- a. What type of irrigation does the property have? n/a
- 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: Joseph A. Martinez / Premiere Property Group LLC Date: February 13, 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)

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Seller JM (\_\_\_\_\_) and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.

# Digital Signature Verification Report

## Process and Intent Verification

The appFiles digital signature platform provides for two types of digital signatures each with their own type of authentication. The purpose of this report is to provide the parties of the documents listed below with the proof of intent and verification information collected at the time of digital signature.

The first type of digital signature is an in-person digital signature which is administered in the presence of personnel experienced with the collection of digital signatures. For this style of signature we record not only the required verification information consisting of the signature ID, device IP address and timestamp that the signature was collected but also the name of the experienced digital signature administrator who personally observed and explained the digital signature process to the client.

The second type of digital signature is a send-away digital signature. In this type of signature, the digital signature administrator prepares a set of documents to be sent and signed on the client's own computer or mobile device. During the process of preparing the package of documents, the administrator assigns a role to the client and places/activates the correct signature and initial locations on the document for that individual. A link is then generated and emailed that is unique to that individual that will begin the review and digital signature process.

Due to the nature of the send-away signatures being remotely administered, the signer, upon receiving and opening the link to the document package, must agree to the digital signature terms and conditions that indicate that they have read and reviewed the documents before signing and that they further agree that their digital signature will be as legally binding as a physical pen and paper signature. Once they have agreed to these terms and conditions, the signature request system will guide them through the process of reviewing each page of the document package before initialing or signing. For this type of digital signature, the verification information consisting of signature ID, device IP address and timestamp is collected as the signatures and initials are completed.

## Vacant Land Disclosure Statement (FILLABLE)

Page 1

### Seller Initials (position 810, 70)

|                                                                                                                      |                                                                 |                                                        |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|
| ID: S4sVSAQgMxIMCGjkYX5F<br><div style="text-align: center; font-size: 2em; color: blue; margin-top: 10px;">JM</div> | Name: JM<br>Email Address: joe.martinez@premierepropertygrp.com | Signed: 2/13/26 @ 9:36 AM<br>IP Address: 65.35.223.126 |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|

## Vacant Land Disclosure Statement (FILLABLE)

Page 2

### Seller Initials (position 817, 70)

|                                                                                                                      |                                                                 |                                                        |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|
| ID: AvFPs84dnuO94W2YfMEM<br><div style="text-align: center; font-size: 2em; color: blue; margin-top: 10px;">JM</div> | Name: JM<br>Email Address: joe.martinez@premierepropertygrp.com | Signed: 2/13/26 @ 9:36 AM<br>IP Address: 65.35.223.126 |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|

## Vacant Land Disclosure Statement (FILLABLE)

Page 3

### Seller Signature (position 556, 80)

|                                                                                                                                        |                                                                                 |                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------|
| ID: ryXG0d6nYVAOwHYAyf7p<br><div style="text-align: center; font-size: 1.5em; color: blue; margin-top: 10px;">Joseph A. Martinez</div> | Name: Joseph A. Martinez<br>Email Address: joe.martinez@premierepropertygrp.com | Signed: 2/13/26 @ 9:36 AM<br>IP Address: 65.35.223.126 |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------|

### Seller Initials (position 819, 70)

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|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|
| ID: ORUpjdEXMOTcHxuMgEsP<br><div style="text-align: center; font-size: 2em; color: blue; margin-top: 10px;">JM</div> | Name: JM<br>Email Address: joe.martinez@premierepropertygrp.com | Signed: 2/13/26 @ 9:36 AM<br>IP Address: 65.35.223.126 |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|