

Seller's Real Property Disclosure Statement

1 SELLER NAME(S): Bulk Solutions, Inc
 2 SELLER HAS ☒ HAS NOT ☐ OCCUPIED THE PROPERTY.
 3 DATE SELLER PURCHASED PROPERTY? May 2004
 4 IS THE PROPERTY CURRENTLY LEASED? NO ☐ YES ☒ TERMINATION DATE OF LEASE: July 31, 2028
 5 GENERAL INFORMATION ABOUT THE PROPERTY:
 6 PROPERTY ADDRESS: 4002, 4040 & 4102 Waring Rd, Lakeland, FL 33811
 7 LEGAL DESCRIPTION: _____

8 Buyer () () Seller (Bulk) (Dja) **SELLER'S REAL PROPERTY DISCLOSURE STATEMENT**

9 NOTICE TO BUYER AND SELLER:
 10 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
 11 are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements
 12 under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the
 13 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.
 14 It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based upon Seller's knowledge of the
 15 property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this
 16 information when they evaluate, market, or present Seller's property to prospective Buyers.

17 Seller (Bulk) (Dja) Listing Agent has informed Seller of the Seller's obligation to disclose any and all known material facts that affect the
 18 value of the real property located at the above address.

19 Seller makes the following statement:
 20 ☒ Seller has no knowledge and/or no reports pertaining to material facts that affect the value of the real property located at the above address.
 21 ☐ Seller makes the following statement(s) regarding material facts that affect the value of the real property located at the above address.
 22 These statements are made by the Seller of his/her own free will.

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END.

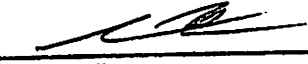
Buyer () () Seller (Bulk) (Dja) ←

Seller's Real Property Disclosure Statement (Con't)


PROPERTY ADDRESS: 4002, 4040 & 4102 Waring Rd, Lakeland, FL 33811

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 since the date of Seller's signature and/or during the term of the pending purchase by the Buyer.

Seller: Breck W. Reed
 .PRINT

 SIGNATURE

Date: 1/30/26

Seller: Donald J. Armagost
 PRINT

 SIGNATURE

Date: 1-26-26

RECEIPT AND ACKNOWLEDGEMENT 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 statement is not a warranty or guaranty of any kind. The information contained in the disclosure statement is limited to the 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: _____
 PRINT

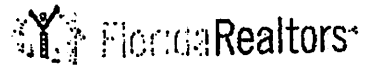
 SIGNATURE

Date: _____

Buyer: _____
 PRINT

 SIGNATURE

Date: _____



Flood Disclosure

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property at or before the time the sales contract is executed.

Seller, Bulk Solutions, Inc, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 4002, 4040 & 4102 Waring Rd, Lakeland FL 33811

Seller, please check the applicable box in paragraphs (1) and (2) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

- (1) Seller ☐ has ☒ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
- (2) Seller ☐ has ☒ has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
- (3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
 - c. Sustained periods of standing water resulting from rainfall.

Seller: [Signature]

Date: 1/30/25

Seller: Donald J. Amagost

Date: 1-26-26

Copy provided to Buyer on _____ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.