



**PROPERTY SPECIFIC DISCLOSURES FOR:
REAL ESTATE SALE CONTRACT AND TERMS OF AUCTION**

**PROPERTY: Alma de la Selva – 777 +/- Acres Located within the
Unesco Savegre Biosphere Reserve - Costa Rica
AUCTION BIDDING OPENS: April 4, 2024 at 8:00 a.m. CT
AUCTION BIDDING CLOSSES: April 11, 2024 at 1:00 p.m. CT**

DISCLAIMER: Seller and Auctioneer do not, here, or otherwise, attempt to provide Purchaser (this term to include Bidders) with all of the information Purchaser may need to conduct due diligence at Purchaser's sole cost and risk and make an informed decision about the Auction and/or purchase of the Property ("Property" herein may have either a singular or plural meaning, plus the "Property" is used in some instances for the plural). Participation in the Auction is at Purchaser's sole risk and Seller and Auctioneer, plus their agents, brokers, contractors, employees, and representatives will have no liability whatsoever on any basis. The Property will be offered and sold in "AS IS, WHERE IS" condition with all burdens, circumstances, defects, facts, faults, dangers, hazards, issues, items, contingencies, limitations, easements, material facts, problems, vandalism, and other relevant matters, whether latent or patent, whether past, present, or future, and whether or not referenced herein, which affect, involve, or relate in any way to the Property ("Property Issues"). The disclosures that follow are made to Purchasers to assist them in performing their due diligence, but this list is not represented to be complete or correct and there may be other Property Issues affecting, involving, or related in some way to the Property. Purchasers should govern themselves accordingly.

Participation in the Auction is at Purchasers' sole risk and Seller and Auctioneer, plus their agents, contractors, and employees, will have no liability on any basis whatsoever. All Property will be offered and sold in "**AS IS, WHERE IS**" condition with all Property Issues then existing.

TO THE FULLEST EXTENT ALLOWED BY LAW, SELLER AND AUCTIONEER UNCONDITIONALLY DISCLAIM ANY GUARANTEE, REPRESENTATION, OR WARRANTY OF EVERY KIND, WHETHER EXPRESSED, IMPLIED, OR STATUTORY, WHETHER ORAL OR WRITTEN, WHETHER PAST, PRESENT, OR FUTURE, WITH RESPECT TO ALL PROPERTY ISSUES, EXCEPT AS EXPRESSLY PROVIDED IN: (a) THE TERMS OF AUCTION, and (b) THE REAL PROPERTY SALE CONTRACT.

Without waiving or modifying the above disclaimer in any way or degree, Seller and Auctioneer disclose the following information which relates to the specific Property identified. Seller and Auctioneer emphasize that there may be other Property Issues affecting the Property and this is not an all-inclusive list of such matters to be relied upon by Purchasers.

EXCEPT AS EXPRESSLY STATED BELOW, SELLER WILL TAKE NO ACTION TO ADDRESS, CURE, FIX, REMEDY, REPAIR, OR SOLVE ANY PROPERTY ISSUES DISCLOSED.

DISCLAIMER: This package is merely a bulletin and is solely intended to provide interested parties with preliminary information only. The delivery of this bulletin to any person shall not create any relationship between such person and Seller. The information included in this package is believed to be correct, but it is not guaranteed and is not necessarily correct. Some of the information furnished is from outside sources deemed to be reliable but is not certified as accurate by the Seller.

All of the information contained herein is subject to modifications, corrections, errors, and omissions, etc. All purchase offers must be based on Purchaser's own investigation of any Property made available for purchase and not on any representations made by any party. Seller makes no representation nor warranty, express or implied, with respect to the Property, which is offered "**AS IS, WHERE IS, WITH ALL FAULTS, LIMITATIONS, AND CONDITIONS**," as well as with all burdens, circumstances, dangers, defects, hazards, issues, material facts, problems, and other relevant matters, whether latent or patent, whether known or unknown, whether suspected or not, whether observable by casual inspection or not, whether past, present, or future, whether material facts or not, and whether or not referenced herein, and with no adjustment, allowance, change, repair, or revision whatsoever to be made or paid for by Seller or Auctioneer.

This Statement shall not constitute an offer to sell or a solicitation of an offer to buy the Property referenced herein. In addition, and without limitation of the foregoing, there shall not be any sales of any of the Property in any jurisdiction in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the applicable laws.

- 1. Mold Disclosure:** Mold is a naturally occurring microbe that can pose a health risk to people in certain circumstances, particularly where concentrated, high levels exist in a living environment. If the Purchaser is concerned or desires additional information, Purchaser should consult an appropriate professional. Seller and Auctioneer specifically make no representations, guarantees, or warranties of any kind whatsoever regarding the present condition of the property, the future condition of the property, or anything regarding mold, mildew, and the

remediation process. Seller and Auctioneer fully and unconditionally disclaim any liability whatsoever for any action, arbitration, claim, cost, damage, deficiency, expense, loss, suit, or other demand of any kind related to the Property, these conditions, damages, problems, the remediation process, and all related issues.

2. **Patriot Act Representation:** Purchaser represents that: (1) its interests are not blocked by Executive Order No. 13224, 66 Fed. Reg. 49079; (2) it is not a person listed on the Specialty Designated Nationals and Blocked Persons list of the Office of Foreign Assets Control of the United States Department of the Treasury; and (3) it is not acting for or on behalf of any person on that list. Purchaser also represents and warrants that it must comply with all applicable laws and regulations of the Republic of Costa Rica for Closing.
3. **Uses of Property:** Seller and Auctioneer make no representations or warranties as to the allowable uses of the Property. Bidder/Purchaser should engage and consult with its own attorneys, experts and the governing authorities for Property zoning information and regulations.
4. **Property Tax Disclosure:** Purchaser should not rely on the Seller's current property taxes as the amount of property taxes that the Purchaser may be obligated to pay subsequent to purchase. A change of ownership, use of property, or property improvements triggers reassessments of the property that could result in higher property taxes or rollback taxes. Purchaser will be responsible for any rollback taxes due to their change of ownership and/or use in the property.
5. **Soil Percolation, Suitability, Permits, Etc.:** **Purchaser is solely responsible for doing all due diligence needed or desired for the Property, at its sole cost and risk.** Purchaser is solely responsible for investigating the practicality and suitability for building or construction of any kind on the Property. Additionally, Purchaser will be solely responsible for obtaining and paying for any and all permits for systems and all other items related to the Property and any building, construction, or improvements thereon. Purchaser will also be solely responsible for obtaining and paying the costs for all permits and other fees, tanks, meters, lines, and other needs relative to the Property. Seller and Auctioneer specifically make no representation, guarantee, or warranty of any kind regarding any matter addressed in this paragraph and Purchaser solely assumes all risk and costs for each of these matters.
6. **Inspections:** All bidders should engage its own experts and physically inspect each property prior to bidding as this Property is being offered "as is" with no representations, including but not limited to the physical condition, practicality and suitability for building, use or construction of any kind on the Property.

Additional Disclosures

- *This sale includes all built-in appliances, cabinets, fixtures, blinds, installed systems (cooling, electrical, heating, lighting, mechanical, plumbing), including furniture, housewares such as kitchen utensils and linens, and excluding the electronic keyboard shown in some photos" and all other items and things permanently attached to the Property. Personal assets, livestock, cattle, and horses are excluded from this sale.*
- *Timber Contract - As described in the title report, there is a limitation on full harvest of the teak trees per the Forestry Law, per a contract with FONAFIFO #2009-284993-0001-001, affecting 10 hectares originating September 21, 2009 and terminating September 21, 2024. The contract allows for ongoing commercial thinning of the teak trees, but not a full harvest until the contract terminates. The trees were planted in 2005, prior to the origination of the contract. Thus, as of the end of 2023, approximately 2,750 trees will remain, 18 years old.*
- *There is informal permission granting access for a neighbor, Gerardo Arias Alpizar with cédula (national ID#5 01340326 to enter the property and travel approximately .35 miles or .57 km along the internal road to his gate.*
- *The property has a water permit allowing to consume 250 cubic meters/day or 65,923 gallons/day, equal to 2.89 liters/second (0.763 gallons/second) of water volume per day from a natural source. There is no installed water service delivered by AYA or ASADA.*

- *The Property has an electric infrastructure (pole) owned and operated by the Instituto Costarricense Electricidad (Costa Rican Institute of Electricity, the national electric utility company) (ICE) that supports a high voltage line feeding the towns upstream from El Silencio.*
- *There is no conventional metered electrical service on the Property.*
- *There are Instituto Costarricense Electricidad (Costa Rican Institute of Electricity, the national electric utility company). (ICE) electrical transmission lines within the Property's boundaries, on each side of the Savegre River.*
- *The Property uses self-generated solar power, and does not have utility services (water, electrical, security, gardening, etc.).*
- *The Purchaser must review any installation that may be available at present.*
- *Filings were not made for the construction of the premises. There aren't any permits, plans or utilities.*

**** Additional Disclosures may be added prior to the start of the auction by updated disclosure form.**

J.P. KING AUCTION COMPANY IS THE SELLING AGENT ONLY AND MAKES NO REPRESENTATIONS REGARDING THIS PROPERTY WHATSOEVER.