

CONSTRUCTION SITE ACCESS, ASSUMPTION OF RISK, RELEASE OF LIABILITY & INDEMNIFICATION AGREEMENT

IMPORTANT: THIS AGREEMENT AFFECTS LEGAL RIGHTS. READ CAREFULLY BEFORE SIGNING.

Property Address: 5810 NW 66th ave Parkland FL 33067

Property Owner/Developer: LJ GENERAL SERVICES LLC / JOSE FERREIRA

Date of Visit: _____

1. CONSTRUCTION SITE WARNING

The undersigned acknowledges that the property identified above (the "Property") is currently under construction and may constitute an active construction site. The undersigned understands that construction sites may contain known and unknown hazards, including uneven or unstable surfaces, holes, trenches, unfinished stairs, exposed framing, construction materials, nails, screws, sharp objects, electrical wiring, tools, machinery, debris, falling objects, slippery surfaces, incomplete railings, open walls or floors, and other conditions that may cause bodily injury, death, or property damage.

2. VOLUNTARY ENTRY AND ASSUMPTION OF RISK

The undersigned voluntarily chooses to enter the Property with knowledge that construction-related hazards may exist. To the fullest extent permitted by Florida law, the undersigned knowingly and voluntarily assumes the risks associated with entering, walking through, inspecting, or otherwise being present on the Property during construction.

3. RELEASE AND WAIVER OF LIABILITY

To the fullest extent permitted by Florida law, the undersigned hereby releases, waives, discharges, and agrees to hold harmless Casalina Realty, Inc., its parent companies, subsidiaries, affiliates, related companies and entities, and the Property owner, developer, builder, general contractor, subcontractors, real estate brokers and agents involved with the Property, together with each of their respective owners, shareholders, members, officers, directors, managers, employees, agents, representatives, contractors, insurers, successors, and assigns (collectively, the "Released Parties"), from and against any and all claims, actions, causes of action, suits, lawsuits, demands, damages, liabilities, losses, costs, expenses, and attorneys' fees arising out of or relating to the undersigned's entry upon, inspection of, use of, or presence at the Property or construction site, including claims involving bodily injury, death, or property damage arising from conditions associated with an active construction site.

The undersigned acknowledges and agrees that Casalina Realty, Inc. and its affiliated and related companies and entities are expressly intended to be protected by this Agreement. This release shall apply to the fullest extent permitted by Florida law and shall not waive any claim or liability that cannot lawfully be waived.

4. SAFETY REQUIREMENTS

- Enter the Property only with authorization and at the scheduled time.
- Follow all posted warnings and instructions from the owner, builder, contractor, realtor, or site representative.
- Remain within areas authorized for visitors and do not enter restricted areas.
- Do not touch, operate, move, climb upon, or interfere with construction equipment, tools, materials, temporary structures, electrical systems, or machinery.
- Wear closed-toe shoes and any personal protective equipment required by the site representative.
- Exercise reasonable care and immediately leave any area when instructed to do so.

The owner, builder, contractor, Casalina Realty, Inc., or an authorized site representative may refuse, limit, or terminate access to the Property at any time.

5. INDEMNIFICATION

To the fullest extent permitted by Florida law, the undersigned agrees to indemnify, defend, and hold harmless Casalina Realty, Inc., its affiliates and related entities, and the other Released Parties from claims, demands, liabilities, damages, losses, costs, expenses, and reasonable attorneys' fees arising from the undersigned's own acts or omissions while entering, inspecting, or remaining on the Property.

6. REALTOR / BROKER ACKNOWLEDGMENT

Any real estate broker or sales associate bringing prospective buyers, clients, guests, or other persons onto the Property acknowledges that the Property is under construction and agrees not to permit unauthorized persons to enter. The real estate professional agrees to advise clients and guests of applicable site-access and safety requirements and to ensure that each adult visitor signs this Agreement before entering the construction area.

7. NO REPRESENTATION REGARDING CONDITION OR COMPLETION

Permission to enter the Property does not constitute a representation or warranty by Casalina Realty, Inc. or any other Released Party concerning the current condition, safety, completion, workmanship, code compliance, or future condition of the Property.

8. GOVERNING LAW; SEVERABILITY

This Agreement shall be governed by the laws of the State of Florida. If any provision is determined to be invalid or unenforceable, that provision shall be enforced to the maximum extent permitted by law, and the remaining provisions shall continue in full force and effect.

9. ACKNOWLEDGMENT

BY SIGNING BELOW, THE UNDERSIGNED ACKNOWLEDGES THAT HE OR SHE HAS READ AND UNDERSTANDS THIS AGREEMENT, UNDERSTANDS THAT THE PROPERTY IS UNDER CONSTRUCTION AND MAY CONTAIN SERIOUS HAZARDS, VOLUNTARILY ACCEPTS THE TERMS OF THIS AGREEMENT, AND UNDERSTANDS THAT THIS AGREEMENT INCLUDES A RELEASE OF CERTAIN LEGAL CLAIMS.

SIGNATURES

VISITOR / PROSPECTIVE BUYER	SECOND VISITOR
Name: _____	Name: _____
Signature: _____	Signature: _____
Date: _____	Date: _____
REAL ESTATE AGENT / BROKER	PROPERTY OWNER / AUTHORIZED REPRESENTATIVE
Name: _____	Name: _____
Brokerage: _____	Company: _____
Signature: _____	Signature: _____
Date: _____	Date: _____