

Keller Williams Realty 455-0100  
VACANT LAND PROPERTY DISCLOSURE

As provided in Section 1455 of the Louisiana Real Estate Licensing Law, R.S. 1950, Title 37, an Agent/Broker is obligated to disclose to any buyer any known material defects regarding the condition of real estate of which Agent/Broker has knowledge. Agent/Broker hereby states that he/she is not an engineer or inspector and makes no representation as to what does/does not constitute a material defect. Owner, for his/her own protection, is asked to disclose all conditions that exist in or on the Subject Property below.

Because all sellers are required to disclose all known deficiencies in a property to a buyer, Owner hereby authorizes Agent/Broker to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Subject Property. Owner acknowledges that not all possible deficiencies that could exist in, on or under the Subject Property have been provided in the pre-printed language below and that Owner shall list/disclose under Additional Disclosures below any deficiency known to Owner but not provided for in the pre-printed language contained in this document. Owner shall use either the "Additional Disclosures" section herein or, if necessary, a separate addendum to fully explain any deficiencies in the property.

SUBJECT PROPERTY: 1500 Cleveland Ave, New Orleans, LA 70112

Owner is asked to answer the following questions to the best of Owner's knowledge with either a Y = Yes or NK = No Knowledge answer.

1. Are you aware on any objects buried underground such as, but not limited to, old swimming pool, culverts, pipes, cables, or concrete?  Y  N  NK Explain \_\_\_\_\_
2. Has property ever flooded?  Y  N  NK How many times? \_\_\_\_\_ Explain \_\_\_\_\_
3. What is your flood zone classification? X500L Verified from what source? FEMA
4. Are there drainage problems on this property?  Y  N  NK Explain \_\_\_\_\_
5. Are there any servitudes or encroachments on the property?  Y  N  NK Explain \_\_\_\_\_
6. Are you aware of any title defects affecting the property?  Y  N  NK Explain \_\_\_\_\_
7. Is there any asbestos or other hazardous substance on the property?  Y  N  NK Explain \_\_\_\_\_
8. Are there any deed restrictions affecting the use of this property?  Y  N  NK Explain \_\_\_\_\_
9. Do wetlands exist on this property?  Y  No  NK Explain \_\_\_\_\_
10. Is there a wetlands determination on this property?  Y  N  NK Explain \_\_\_\_\_
11. Is there any assessment (other than normally assessed property tax) by the City, State or Parish pending on the property?  Y  N  NK Explain \_\_\_\_\_
12. Is there any development planned within one half mile of the property?  Y  N  NK Explain \_\_\_\_\_
13. What percentage of mineral rights do you own? 100 % Verification source ownership
14. What percentage of mineral rights will be transferred to the buyer? 100 %
15. What percentage of surface rights do you own? 100 %
16. What percentage of timber rights do you own? 100 %
17. Is there a well on the property?  Y  N  NK If yes, last time tested \_\_\_\_\_
18. If there is a well does it serve more than this property?  Y  N  NK Explain \_\_\_\_\_
19. If well serves more than this property, is there a well use & maintenance agreement in effect?  Y  N  NK
20. Is there a septic tank or sewerage treatment plant/equipment on the property?  Y  N  NK
21. Is access to the property on a City, Parish or State maintained road?  Y  N  NK
22. If road access is private, is there a maintenance/use agreement between the road users?  Y  N  NK
23. Are there any improvements on the property?  Y  N  NK If yes, explain \_\_\_\_\_
24. What is the zoning of this property? Commercial, CBD-7 or NK

ADDITIONAL DISCLOSURES:

Property is zoned with multiple overlays, which open up lots of opportunities for development. Buyers and their representatives to do their own due diligence as it relates to permitted uses and development.

The disclosures/statements made herein are those of the Owner and not of the real estate Agent/Broker. Owner has provided the herein information to the best of Owner's knowledge. However, said information is not guaranteed by Owner and buyer should not rely on this information but instead should do their own thorough inspection of the property and verification of any information provided herein. This document shall not be considered to be part of any contract between the Owner and a buyer.

<i>Hasina Benslimane</i>	dotloop verified 09/18/23 11:11 AM CDT 7K23-DQZM-VJCR-TAYY	
OWNER/SELLER	Date	OWNER/SELLER
	Date	Date

BUYER	BUYER
Date	Date