Authentisign ID: 4F7A6C72-B2C1-F011-8194-000D3A19FA82

511 Ninth Street Gretna LA 70053 11/14/2025

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) DATE

PROPERTY DISCLOSURE DOCUMENT

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property shall furnish BUYERS with a *Property Disclosure Document*. A complete copy of these statutes may be found at: www.legis.la.gov. The required *Property Disclosure Document* may be in the form promulgated by the Louisiana Real Estate Commission ("Commission") or in another form containing substantially the same information. The Commission form may be found at: www.lrec.gov.

RIGHTS OF BUYER AND CONSEQUENCES FOR FAILURE TO DISCLOSE: If the *Property Disclosure Document* is delivered after the BUYER makes an offer, the BUYER can terminate any resulting real estate contract or withdraw the offer for up to **72 hours** after receipt of the *Property Disclosure Document*. This termination or withdrawal will be without penalty to the BUYER, and any deposit or earnest money shall be promptly returned to the BUYER (despite any agreement to the contrary).

DUTIES OF REAL ESTATE LICENSEES AND CONSEQUENCES FOR FAILURE TO FULFILL SUCH DUTIES: Louisiana law requires real estate licensees to inform their clients of those clients' duties and rights in connection with the *Property Disclosure Document*. Failure to inform could subject the licensee to censure, suspension, or revocation of his or her license, as well as fines. The licensee is not liable for any error, inaccuracy, or omission in a *Property Disclosure Document*, unless the licensee has actual knowledge of the error, inaccuracy, or omission by the SELLER.

KEY DEFINITIONS:

- **"Residential real property"** or "property" is real property consisting of one or not more than four residential dwelling units, which are buildings or structures each of which are occupied or intended for occupancy as single-family residences.
- **"Known defect" or "defect"** is a condition found within the property that was actually known by the SELLER and that results in one or all of the following:
  a) It has a substantial adverse effect on the value of the property.
  b) It significantly impairs the health or safety of future occupants of the property.
  c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the property.

OTHER IMPORTANT PROVISIONS OF THE LAW:

- **A *Property Disclosure Document* shall NOT be considered a warranty by the SELLER.**
- **A *Property Disclosure Document* is for disclosure purposes only; it shall not be construed as part of any contract between the SELLER and the BUYER.**
- **The *Property Disclosure Document* shall not be used as a substitute for any inspections or warranties that the BUYERS or SELLER may obtain.**
- **Nothing in this law precludes the rights or duties of a BUYER to inspect the physical condition of the property.**
- **The SELLER shall not be liable for any error, inaccuracy, or omission of any information required to be delivered to the BUYERS if the error, inaccuracy, or omission was not a willful misrepresentation, according to the best of the SELLER's information, knowledge, and belief or was based on information provided by a public body or another person with a professional license or special knowledge, who provided a written or oral report or opinion that the SELLER reasonably believed to be correct and which was transmitted by the SELLER to the BUYER.**

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PROPERTY DISCLOSURE EXEMPTION FORM

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property shall furnish BUYERS with a *Property Disclosure Document*. A complete copy of these statutes may be found at: www.legis.la.gov. The required *Property Disclosure Document* may be in the form promulgated by the Louisiana Real Estate Commission ("Commission") or in another form containing substantially the same information. The Commission form may be found at: www.lrec.gov.

WHO IS REQUIRED TO MAKE DISCLOSURE? ALL SELLERS are required to make written disclosure of known defects regarding a property being transferred. A SELLER'S obligation to furnish a *Property Disclosure Document* applies to any transfer of any interest in residential real property, whether by sale, exchange, bond for deed, lease with option to purchase, *etc*. The following transfers are exempt from the requirement to provide a *Property Disclosure Document*:

CHECK ALL THAT APPLY:

- ☐ 1. Transfers ordered by a court, including but not limited to a transfer ordered by a court in the administration of an estate, a transfer pursuant to a writ of execution, a transfer by any foreclosure sale, a transfer by a trustee in bankruptcy, a transfer by eminent domain, and any transfer resulting from a decree of specific performance.
- ☐ 2. Transfers to a mortgagee by a mortgagor or successor in interest who is in default.
- ☐ 3. Transfers by a mortgagee who has acquired the residential real property at a sale conducted pursuant to a power of sale under a mortgage or a sale pursuant to decree of foreclosure, or who has acquired the residential property by a deed in lieu of foreclosure.
- ☑ 4. Transfers by a fiduciary in the course of administration of a decedent's estate, guardianship, conservatorship, or trust.
- ☐ 5. Transfers of newly constructed residential real property, which has never been occupied.
- ☐ 6. Transfers from one or more co-owners solely to one or more of the remaining co-owners.
- ☐ 7. Transfers from the succession executor or administrator pursuant to testate or intestate succession.
- ☐ 8. Transfers of residential real property that will be converted by the BUYER into a use other than residential use.
- ☐ 9. Transfers of residential real property to a spouse or relative in the line of consanguinity (blood line).
- ☐ 10. Transfers between spouses resulting from a judgment of divorce or a judgment of separate maintenance or from a property settlement agreement incidental to such a judgment.
- ☐ 11. Transfers or exchanges to or from any governmental entity.
- ☐ 12. Transfers from an entity that has acquired title or assignment of a real estate contract to a piece of residential real property to assist the prior owner in relocating, as long as the entity makes available to the BUYER a copy of the property disclosure statement, any inspection reports if any furnished to the entity by the prior owner, or both.
- ☐ 13. Transfers to an inter vivos trust.
- ☐ 14. Acts that, without additional consideration and without changing ownership or ownership interest, confirm, correct, modify, or supplement a deed or conveyance previously recorded.
- ☐ 15. NONE OF THE EXEMPTIONS ABOVE APPLY TO THE SELLER(S).

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- **"Known defect" or "defect"** is a condition found within the property that was actually known by the SELLER and that results in one or all of the following:
  a) It has a substantial adverse effect on the value of the property.
  b) It significantly impairs the health or safety of future occupants of the property.
  c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the property.

CHECK ONE BOX:

☐ **SELLER claims that he/she is exempt from filling out the *Property Disclosure Document* and declares that SELLER has no knowledge of known defects to the property.**

OR

☐ **SELLER has reviewed the *Property Disclosure Exemption Form*. SELLER does not claim any of the exemptions enumerated in the *Property Disclosure Exemption Form*. Accordingly, SELLER will complete the *Property Disclosure Document*.**

OR

☑ **SELLER claims that he/she is exempt from filling out the *Property Disclosure Document* and declares that SELLER has knowledge of known defects to the Property and will disclose such known defects on the *Property Disclosure Document*.**

SELLER (sign) Authentisign Labruzza Uni-Sibs LLC Date 11/14/25 Time 5:50 PM (print) Labruzza Uni-Sibs LLC

SELLER (sign) _____ Date _____ Time _____ (print) _____

SELLER (sign) _____ Date _____ Time _____ (print) _____

SELLER (sign) _____ Date _____ Time _____ (print) _____

Received by:

BUYER (sign) _____ Date _____ Time _____ (print) _____

BUYER (sign) _____ Date _____ Time _____ (print) _____

BUYER (sign) _____ Date _____ Time _____ (print) _____

BUYER (sign) _____ Date _____ Time _____ (print) _____

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511 Ninth Street Gretna LA 70053 11/14/2025

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) DATE

The following representations are made by the SELLER and **NOT** by any real estate licensee.

This document is not a substitute for any inspections or professional advice the BUYER may wish to obtain.

The following information is based only upon the SELLER's actual knowledge of the property. The SELLER may disclose only what the SELLER actually knows. The SELLER may not know about all material or significant items affecting the property.

Y = Yes N = No NK = No Knowledge

SECTION 1: LAND

1. What is the length of ownership of the property by the SELLER? Unknown
2. Lot size or acres 60x120
3. Are you aware of any servitudes or encroachments regarding the property, other than typical, customary utility servitudes, that would affect use of the property? ☐ Y ☑ N
4. Are you aware of any rights vested in others? Check all that apply and explain at the end of this section.

Timber rights	☐ Y	☑ N	Leased land	☐ Y	☑ N
Right of ingress or egress	☐ Y	☑ N	Mineral rights	☐ Y	☑ N
Right of way	☐ Y	☑ N	Surface rights	☐ Y	☑ N
Right of access	☐ Y	☑ N	Air rights	☐ Y	☑ N
Servitude of passage	☐ Y	☑ N	Usufruct	☐ Y	☑ N
Servitude of drainage	☐ Y	☑ N	Other _____		
Common driveway	☐ Y	☑ N			

5. Has any part of the property been determined to be or pending determination as a wetland by the United States Army Corps of Engineers under §404 of the Clean Water Act? ☐ Y ☑ N ☐ NK

If yes, documentation shall be attached and become a part of this Property Disclosure Document.

The Clean Water Act is a federal law that protects the wetlands of the United States. Section 404 of the Act contains permit requirements for altering or building on property that has been determined a wetland by the Army Corps of Engineers. The Corps may assess a fee to the **SELLER** or **BUYER** of a property for this determination. A property that has been determined a wetland may result in additional costs for a Section 404 permit.

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

_____ _____

_____ _____

_____ _____

_____ _____

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: LL SELLER'S Initials: _____

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)				DATE

SECTION 2: TERMITES, WOOD-DESTROYING INSECTS AND ORGANISMS

6. Has the property ever had termites or other wood-destroying insects or organisms?

a) During the time the SELLER owned the property?	☑ Y	☐ N		
b) Prior to the time the SELLER owned the property?	☐ Y	☐ N	☑ NK	
c) Was there any damage to the property?	☑ Y	☐ N	☐ NK	
d) Was the damage repaired?	☑ Y	☐ N	☐ NK	

7. If the property is currently under a termite contract, provide the following:

a) Name of company: Billiot Pest Control

b) Date contract expires: 12/01/2026

c) List any structures not covered by contract: N/A

Question Number	Explanation of "Yes" answers ☐ Additional sheet is attached
9b/c	Damage in front of home. No structural. Only damage was the paper on the sheetrock. Time when this was done is unknown.

SECTION 3: STRUCTURE(S)

8. What is the approximate age of each structure on the property?

Main structure: 63 years

Other structures: 52 years for the apartment

9. Have there been any additions or alterations made to the structures during the time the SELLER owned the property?

☑ Y ☐ N

If yes, were the necessary permits and inspections obtained for all additions or alterations?

☐ Y ☐ N ☑ NK

10. What is the approximate age of the roof of each structure?

Main structure: 2012

Other structures: 2012

BUYER'S Initials: _____	BUYER'S Initials: _____	SELLER'S Initials: LL	SELLER'S Initials: _____
BUYER'S Initials: _____	BUYER'S Initials: _____	SELLER'S Initials: _____	SELLER'S Initials: _____

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11. Are you aware of any defects regarding the following? Check all that apply; and, if yes, explain at the end of this section.

Roof	☐ Y	☑ N	Irrigation system	☐ Y	☑ N
Interior walls	☐ Y	☑ N	Ceilings	☐ Y	☑ N
Floor	☐ Y	☑ N	Exterior walls	☐ Y	☑ N
Attic spaces	☐ Y	☑ N	Foundation	☐ Y	☑ N
Porches	☐ Y	☑ N	Basement	☐ Y	☑ N
Steps/Stairways	☐ Y	☑ N	Overhangs	☐ Y	☑ N
Pool	☐ Y	☑ N	Railings	☐ Y	☑ N
Decks	☐ Y	☑ N	Spa	☐ Y	☑ N
Windows	☐ Y	☑ N	Patios	☐ Y	☑ N

Other _____

12. Has there ever been any property damage, including but not limited to fire, wind, hail, lightning, or other property damage, excluding flood damage referenced in Section 3?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☐ N ☑ NK
    c) If yes, detail all property damages/defects and repair status at the end of this section.

13. Has there been any foundation repair?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N ☐ NK
    c) Is there a transferable warranty available? ☐ Y ☐ N ☑ NK
    d) If yes, provide the name of the warranty company _____

14. Does the property contain exterior insulation and finish system (EIFS) or other synthetic stucco? ☐ Y ☑ N ☐ NK

Question Number	Explanation of "Yes" answers	☐ Additional sheet is attached
_____	_____	
_____	_____	
_____	_____	
_____	_____	

SELLER shall complete and provide the **"Disclosure on Lead-Based Paint and Lead-Based Paint Hazard Addendum"** that is included with this *Property Disclosure Document* if any structure was built before 1978.

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: LL SELLER'S Initials: _____
BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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SECTION 4: PLUMBING, WATER, GAS, AND SEWAGE

15. Are you aware of any defects with the plumbing system?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N

16. Are you aware of any defects with the water piping?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N
    c) The water is supplied by:
    ☑ Municipality ☐ Private utility ☐ On-site system ☐ Shared well system ☐ Other _____
    d) How many private wells service the primary residence only? 0
    e) If there are private wells, when was the water last tested? Date _____ Results _____
    f) Are you aware of any polybutylene piping in the structure? ☐ Y ☑ N

17. Is there gas service available to the property? ☐ Y ☐ N ☐ NK
    a) If yes, what type? ☐ Butane ☑ Natural ☐ Propane
    b) If yes, are you aware of any defects with the gas service? ☐ Y ☑ N
    c) If Butane or Propane, are the tanks: ☐ **Owned** ☐ **Leased**
    d) If leased, please list service provider: N/A

18. Are you aware of any defects with any water heater?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N

19. The sewerage service is supplied by: ☑ Municipality ☐ Community ☐ Other _____
    a) How many private sewer systems service the primary residence only? 1
    b) Is the property serviced by a pump grinder system? ☐ Y ☑ N ☐ NK

Question Number	Explanation of "Yes" answers	☐ Additional sheet is attached
_____	_____	
_____	_____	
_____	_____	
_____	_____	

SELLER shall attach a private water/sewage disclosure if the property described herein is not connected to a community sewerage system (i.e., any sewerage system which serves multiple homes/connections) or is not connected to a water system regulated by the Louisiana Department of Health.

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: LL SELLER'S Initials: _____
BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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SECTION 5: ELECTRICAL, HEATING AND COOLING, APPLIANCES

20. Are you aware of any defects with the electrical system?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N
    c) Are you aware of any aluminum wiring in the structure? ☐ Y ☑ N

21. Are you aware of any defects with the heating or cooling systems?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N

22. If a fireplace(s) exists, is it working? ☑ Y ☐ N ☐ NK

23. Are you aware of any defects in any permanently installed or built-in appliances?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N

24. Does the property or any of its structures contain any of the following? Check all that apply and provide additional details at the end of this section.

Security alarm	☑ Y	☐ N	☐ NK	Generator	☐ Y	☑ N	☐ NK
Fire alarm	☑ Y	☐ N	☐ NK	Smoke detector *(10-yr. lithium battery)*	☑ Y	☐ N	☐ NK
Solar panel	☐ Y	☑ N	☐ NK	CO detector *(Long-life, sealed battery)*	☐ Y	☐ N	☑ NK
Audio/Video surveillance	☐ Y	☑ N	☐ NK				

    a) Are any of the items leased? ☐ Y ☑ N ☐ NK
    b) If leased, please list service provider: _____

Question Number	Explanation of "Yes" answers	☐ Additional sheet is attached
_____	_____	
_____	_____	
_____	_____	
_____	_____	

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: CC SELLER'S Initials: _____
BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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SECTION 6: FLOOD, FLOOD ASSISTANCE, AND FLOOD INSURANCE

25. Has any flooding, water intrusion, accumulation, or drainage problem been experienced with respect to the land? If yes, indicate the nature and frequency of the defect at the end of this section.
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N ☐ NK

26. Has any structure on the property ever flooded, by rising water, water intrusion or otherwise? If yes, indicate the nature and frequency of the defect at the end of this section.
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N ☐ NK

27. What is/are the flood zone classification(s) of the property? _____x_____ What is the source and date of this information? Check all that apply.

    Survey/Date _____ Elevation Certificate/Date _____ Other/Date_____

    FEMA Flood Map - https://msc.fema.gov/portal/home

    https://www.floodsmart.gov/understanding-my-flood-zone

    Other: _____ *(please provide)*

28. SPECIAL FLOOD HAZARD AREAS. If the property is located within a designated special flood hazard area on a map prepared by the Federal Emergency Management Agency, the federal law (42 U.S.C. 4104a, et seq.), mandates that prospective purchasers be advised that flood insurance may be required as a condition of obtaining financing. Is the property within a designated special flood hazard area? ☐ Y ☑ N

29. Is there flood insurance on the property? ☑ Y ☐ N

    IF YES, A COPY OF THE POLICY DECLARATIONS PAGE SHALL BE ATTACHED AND BECOME PART OF THIS PROPERTY DISCLOSURE DOCUMENT.

PRIVATE FLOOD INSURANCE

30. Does the SELLER have a flood elevation certificate that will be shared with BUYER? ☐ Y ☑ N

31. Has the SELLER made a private flood insurance claim for this property? ☐ Y ☑ N
    a) If YES, was the claim approved? ☐ Y ☑ N
    b) If YES, what was the amount received? _____

32. Did the previous owner make a private flood insurance claim for this property? ☐ Y ☐ N ☑ NK
    a) If YES, was the claim approved? ☐ Y ☐ N ☑ NK
    b) If YES, what was the amount received? _____

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: LL SELLER'S Initials: _____
BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

33. Has the SELLER made an NFIP claim for this property? ☐ Y ☑ N
    a) If YES, was the claim approved? ☐ Y ☑ N
    b) If YES, what was the amount received? _____

34. Did the previous owner make an NFIP claim for this property? ☐ Y ☐ N ☑ NK
    a) If YES, was the claim approved? ☐ Y ☐ N ☑ NK
    b) If YES, what was the amount received? _____

FEDERAL DISASTER ASSISTANCE/GRANT

35. If the SELLER or previous owner has previously received federal flood disaster assistance and such assistance was conditioned upon obtaining and maintaining flood insurance on the property, federal law, i.e. 42 U.S.C. § 5154a, mandates that prospective purchasers be advised that they will be required to maintain insurance on the property and that if insurance is not maintained and the property is thereafter damaged by a flood disaster, the purchaser may not be eligible for additional federal flood disaster assistance. To the best of the SELLER's knowledge, has federal flood disaster assistance been previously received regarding the property? ☐ Y ☐ N ☑ NK
    a) If YES, from which federal agency (e.g., FEMA, SBA)? _____
    b) If YES, what was the amount received? _____
    c) If YES, what was the purpose of the assistance (e.g., elevation, mitigation, restoration? _____

ROAD HOME PROGRAM

36. Was SELLER a recipient of a **Road Home grant**? ☐ Y ☑ N

37. Was a previous owner of the property a recipient of a **Road Home grant**? ☐ Y ☐ N ☑ NK

If YES, complete (a) – (c) below:

    a) Is the property subject to the Road Home Declaration of Covenants Running with the Land or other requirements to obtain and maintain flood insurance on the property? ☐ Y ☐ N ☑ NK
    b) If YES, attach a copy of the Road Home Program Declaration of Covenants other requirements to obtain and maintain flood insurance on the property.
    c) Has the SELLER or PREVIOUS OWNER(S) personally assumed any terms of the Road Home Program Grant Agreement? ☐ Y ☐ N ☑ NK

Question Number	Explanation of "Yes" answers ☐ Additional sheet is attached
_____	_____
_____	_____
_____	_____
_____	_____

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: LL SELLER'S Initials: _____
BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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SECTION 7: MISCELLANEOUS

38. Are you aware of any building restrictions or restrictive covenants which may provide for restrictions as to the use of the property or as to the type of construction or materials to be used in the construction of any of structure on the property? ☐ Y ☑ N

39. What is the zoning of the property? Commercial

Has it ever been zoned for commercial or industrial? ☑ Y ☐ N ☐ NK

40. Is the property located in an historic district? ☑ Y ☐ N ☐ NK

If yes, which historic district? Gretna Historic (*See attached disclosure*).

41. Are you aware of any conflict with current usage of the property and any zoning, building and/or safety restrictions of the property? ☐ Y ☐ N

42. Are you aware of any current governmental liens or taxes owing on the property? ☐ Y ☑ N

43. Is membership in a homeowners' association (HOA), condominium owners' association (COA), or property owners' association (POA) required as the result of owning this property? ☐ Y ☑ N

a) Are any HOA, COA, or POA dues required? ☐ Y ☑ N

b) Are there any current or pending special assessments? ☐ Y ☑ N ☐ NK

c) Provide contact information (name, email, or phone number) for HOA, COA, or POA.

N/A

Any information contained in this property disclosure regarding HOAs, COAs, or POAs, restrictive covenants or building restrictions is summary in nature. The covenants, restrictive covenants, building restrictions, & some HOA governing documents are a matter of public record and may be obtained from the conveyance records on file at the Clerk of Court in the parish where the property is located. The HOA, COA, or POA governing documents may be requested from the seller and seller shall provide such documents, only to the extent that seller is in possession of such documents. Documents regarding any restrictive covenants & building restrictions governing the property may be obtained from the public records or from the person listed above (if blank, the seller is unaware of any contact person to provide such documents).

44. Are the streets accessing the property: ☐ Private ☑ Public ☐ NK

45. Is the property subject to a common regime of restrictive covenants or building restrictions or both?

a) Restrictive Covenants ☐ Y ☐ N ☑ NK

b) Building Restrictions ☐ Y ☐ N ☑ NK

c) Both ☐ Y ☐ N ☑ NK

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: LL SELLER'S Initials: _____
BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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46. Is there a homestead exemption in effect? ☐ Y ☑ N ☐ NK

47. Is there any pending litigation regarding the property not previously disclosed in this document? ☐ Y ☐ N ☑ NK

48. Has an animal or pet ever inhabited the structure?
    a) During the time the SELLER owned the property? ☐ Y ☑ N
    b) Prior to the time the SELLER owned the property? ☐ Y ☑ N ☐ NK

49. Does the property or any of its structures contain any of the following? Check all that apply and provide additional details at the end of this section.

Asbestos	☐ Y	☑ N	☐ NK	Formaldehyde	☐ Y	☑ N	☐ NK
Radon gas	☐ Y	☑ N	☐ NK	Chemical storage tanks	☐ Y	☑ N	☐ NK
Contaminated soil	☐ Y	☑ N	☐ NK	Contaminated water	☐ Y	☑ N	☐ NK
Hazardous waste	☐ Y	☑ N	☐ NK	Toxic mold	☐ Y	☑ N	☐ NK
Mold/Mildew	☐ Y	☑ N	☐ NK	Electromagnetic fields	☐ Y	☑ N	☐ NK
Contaminated drywall/sheetrock	☐ Y	☑ N	☐ NK	Contaminated flooring	☐ Y	☑ N	☐ NK
Other adverse materials or conditions	☐ Y	☑ N	☐ NK				

50. Is there or has there ever been an illegal laboratory for the production or manufacturing of methamphetamine in operation on the property? ☐ Y ☑ N ☐ NK

51. Is there a cavity created within a salt stock by dissolution with water underneath the property? ☐ Y ☑ N ☐ NK

52. Is there a solution mining injection well within 2640 feet (1/2 mile) of the property? ☐ Y ☑ N ☐ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

_____ _____
_____ _____
_____ _____
_____ _____

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: LL SELLER'S Initials: _____
BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: _____ SELLER'S Initials: _____

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Authentisign ID: 4F7A6C72-B2C1-F011-8194-000D3A19FA82

511 Ninth Street	Gretna	LA	70053	11/14/2025
PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)				DATE

PROPERTY DISCLOSURE DOCUMENT ACKNOWLEDGEMENTS

All SELLERS are required to make written disclosure of known defects regarding a property being transferred. I/We attest that the above statements and explanations have been provided by me/us and are true and correct to the best of my/our knowledge. (If either party is represented by a real estate licensee, your signature below acknowledges that you have been informed of your duties and rights under LSA-R.S. 9:3196-3200 and have read and understand the informational statement). **SELLER(S) shall notify all parties, in writing, immediately if any information set forth in this *Property Disclosure Document* becomes inaccurate, incorrect, or otherwise materially changes.**

Seller(s) acknowledge(s) that the information contained herein is current as of the date shown below.

SELLER (sign) Authentisign Labruzza Uni-Sibs LLC Date 11/14/25 Time 5:50 PM (print) Labruzza Uni-Sibs LLC

SELLER (sign) _____ Date _____ Time _____ (print) _____

SELLER (sign) _____ Date _____ Time _____ (print) _____

SELLER (sign) _____ Date _____ Time _____ (print) _____

Buyer(s) signing below acknowledge(s) receipt of this *Property Disclosure Document*.

BUYER (sign) _____ Date _____ Time _____ (print) _____

BUYER (sign) _____ Date _____ Time _____ (print) _____

BUYER (sign) _____ Date _____ Time _____ (print) _____

BUYER (sign) _____ Date _____ Time _____ (print) _____

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Authentisign ID: 4F7A6C72-B2C1-F011-8194-000D3A19FA82

Flood Determination Disclosure

The Federal Emergency Management Agency (FEMA) has implemented a nationwide effort to update and modernize flood hazard maps. Consistent with this effort, FEMA has distributed preliminary flood hazard maps for public consideration, comment and appeal prior to adoption and finalization of the maps. As a result, the current information provided to Sellers or Buyers regarding property flood risk is based on information in the aforementioned preliminary flood hazard maps.

Thus, Real Estate Agents and Brokers cannot guarantee the accuracy of information provided in the preliminary flood hazard maps which are subject to change upon adoption and finalization. Thus, Sellers and Buyers are strongly encouraged to contact the following agencies for more current information:

1. www.lamappingproject.com
2. www.fema.gov
3. www.floodsmart.gov

In acknowledgment of the aforementioned, Seller or Buyer agree(s) to indemnify and hold harmless the Real Estate Agent or Broker, and it subsidiaries, affiliates, officers, directors, members, employees, and agents, from any liabilities, costs, expenses, judgments, losses, damages, claims, causes of action or demands, including reasonable attorneys fees, arising out of or in connection with, or in any way incidental to any representations, discussions or statements made by the Real Estate Agent or Broker, and its subsidiaries, affiliates, officers, directors, members, employees, and agents relative to any and all Federal Emergency Management Agency issued flood hazard maps.

Property Address: **511 Ninth Street** **Gretna** **LA 70053**

		Authentisign Labruzza Uni-Sibs LLC	11/14/2025
Buyer	Date	Seller **Labruzza Uni-Sibs LLC**	Date
Buyer	Date	Seller	Date
		Authentisign Kelly Turner	11/14/2025
Buyer Agent	Date	Seller Agent **Kelly Turner**	Date

Authentisign ID: 4F7A6C72-B2C1-F011-8194-000D3A19FA82

REALTOR® Equal Housing Opportunity

Standard Form (revised 08/97) of:
New Orleans Metropolitan Association of REALTORS®, Inc.
Northshore Area Board of REALTORS®
Saints Board of REALTORS®

For exclusive use of REALTORS®
REALTOR® Boards provide this form as an aid, and not as legal advice. REALTOR® members assume no responsibility for its' unauthorized use.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

☐ Target Housing Sale ☐ Target Housing Rental or Lease

PROPERTY ADDRESS: **511 Ninth Street** **Gretna** **LA** **70053**

Lead Warning Statement for Target Housing Sales

Every PURCHASER of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The SELLER of any interest in residential real property is required to provide the PURCHASER with any information on lead-based paint hazards from risk assessments or inspections in the SELLER'S possession and notify the PURCHASER of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Lead Warning Statement for Target Housing Rentals and Leases

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre- 1978 housing, Landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

SELLER'S/LESSOR'S Disclosure (answer a and b and initial both)

CC _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ SELLER has no knowledge of lead-based paint and/or lead-based paint hazards in building.

CC _____ (b) Records and reports available to the SELLER (check one below):

☐ SELLER has provided the PURCHASER with all available records and reports pertaining to lead-based paint and/or lead based-paint hazards in the housing (list documents below).

☒ SELLER has no reports or records pertaining to lead-based paint and/or lead based-paint hazards in the housing.

BUYER'S Acknowledgment (answer c, d and e and initial all) LESSEE'S Acknowledgment (answer c and d and initial both)

_____ _____ (c) BUYER/LESSEE has received copies of all information listed above.

_____ _____ (d) BUYER/LESSEE has received the pamphlet "Protect Your Family From Lead in Your Home".

_____ _____ (e) BUYER has (check one below): (not required for LESSEE)

☐ Received a 10-calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S Acknowledgment (answer f and initial)

KT _____ (f) Agent has informed the SELLER/LESSOR of the SELLER'S/LESSOR'S obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Labruzza Uni-Sibs LLC 11/14/2025

SELLER/LESSOR **Labruzza Uni-Sibs LLC** Date

BUYER/LESSEE Date

SELLER/LESSOR Date

BUYER/LESSEE Date

Kelly Turner 11/14/2025

AGENT **Kelly Turner** Date

AGENT Date