

WAIVER of WARRANTY and REDHIBITION RIGHTS ADDENDUM

IN REFERENCE to the Agreement to Purchase and Sell the real property commonly

| referred to as: 418 Southwest | | | | | | |
|-------------------------------|---------|----------------------|-----|-------------|---------|----------|
| | | Charles Steven J and | Roy | Charles Jr. | | |
| dated 09/11/2025 | between | | | | (SELL) | ER") and |
| | (" | 'PURCHASER''), | the | undersigned | parties | hereby |
| agree as follows: | | | | | | |

Providing that Purchaser's inspections, as per the Property Condition/Inspection section on the agreement to purchase and sell referenced above, are satisfactory to Purchaser, Purchaser hereby agrees that THE FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO EFFECT UNTIL THE ACT OF SALE.

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to **Louisiana Civil Code Articles** 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

The herein agreement, upon its execution by both Purchaser and Seller, is herewith made an integral part of the aforementioned Agreement to Purchase and Sell.

| | | flu 9/6/202 |
|-----------|-----------|----------------------|
| PURCHASER | DATE/TIME | SELLER DATE/TIME |
| PURCHASER | DATE/HME | Renchalege 9-10-2025 |
| TURCHASER | DATE/TIME | SELLER / DATE/TIME |

FLOOD DETERMINATION DISCLOSURE

(Revised 10/2021)

Property Address: 418 Southwest Evangeline Thruway, Lafayette, LA 70501

Any and all flood related data and information, including but not limited to flood risk, flood maps, flood zones, flood requirements, and/or flood insurance, are constantly changing, often with limited, if any, notice to Seller and/or Real Estate Agents and Brokers. Any and all data and information provided by Seller and any Real Estate Agents and Brokers, in writing or verbally, is not guaranteed accurate and is only to the best of their knowledge.

It is the Buyer's responsibility to investigate, research and obtain accurate and current flood data and information on the property, including but not limited to flood risk, flood maps, flood zones, flood requirements, and/or flood insurance. It is recommended that Buyer complete, at least, the following before making an offer and/or during Buyer's Inspection and Due Diligence Period:

- 1. Contact the Flood Plain Administrator and Planning and Zoning Department for the parish the property is located in to review current flood maps, including any applicable *preliminary* flood maps, and obtain information as to the flood zone, flood ways, flood risks, flood history for the property and area, and any special building codes, requirements or permits that apply to the property.
- 2. Review flood maps and flood risk data at: www.floodsmart.gov, www.maps.lsuagcenter.com/floodmaps, and www.fema.gov/flood-maps.
- 3. Contact an insurance agent and/or Lender to determine if flood insurance will be required and flood risks.
- 4. Obtain *at least* two flood insurance quotes. It is recommended that Buyer obtain a "public" flood insurance quote from the National Flood Insurance Program (NFIP) and, *at least*, one "private" flood insurance quote. <u>Do not rely on any flood insurance rates provided by Seller since Buyer's flood insurance rates may be different</u>. Most insurance agents can provide Buyer with both public and private insurance flood quotes.
- 5. Purchase and maintain flood insurance on the property, even if Buyer's Lender does not require flood insurance and even if the property is located in a lower risk flood zone, such as "X" or has a Letter of Map Amendment (LOMA) or Letter of Map Revisions-Based on Fill (LOMR-F) in place.

In acknowledgement of the aforementioned, Seller and Buyer agree(s) to defend, indemnify and hold harmless the Real Estate Agents and Brokers, and its subsidiaries, affiliates, officers, directors, members, employees, and agents, from any liabilities, costs, expenses, judgments, losses, damages, claims, causes of action or demands, including reasonable attorney fees, arising out of or in connection with, or in any way incidental to any representations, discussions or statements made by the Real Estate Agents and Brokers, and its subsidiaries, affiliates, officers, directors, members, employees, and agents relative to any and all Federal Emergency Management Agency issued flood maps and any and all flood, flood risk, flood data, flood zone or flood insurance related data or information.

| SEDLER | Date | 7/10/2025 | BUYER | Date |
|----------------|---|-----------|---------------|------|
| Rayanden | | 9/10/25 | | |
| SELLER | Date | | BUYER | Date |
| Robert A.Burke | dotloop verified 09/09/25 4:22 PM CDT GPVY-3X0N-NDMU-8ZTI | L | | |
| LISTING AGENT | Date | | BUYER'S AGENT | Date |
| Ivan Jennings | dotloop verified 09/09/25 4:38 PM CDT EXIO-YAYO-UGCV-BTGT | | | |

This contract is for use by Robert A Burke. Use by any other party is illegal and voids the contract.



KELLER WILLIAMS REALTY ACADIANA

100 ASMA BLVD SUITE D LAFAYETTE, LA. 70508

OFFICE - 337-735-9300

UTILITY & OTHER INFORMATION FOR

| to perfect the configuration of the configuration o | e to sell your home more quickly. Thank | | |
|--|--|---------------------|------------------------|
| | COMPANY | PHONE # | MONTHLY EXPENSE |
| ELECTRIC | 100 | | \$ |
| GAS | HUMIABLE | v | \$ |
| WATER | 205 | | \$ |
| SEWER | CITY | | \$ |
| TRASH | WASTE CONNECTIONS | | \$ |
| CABLE | HBER OUS | - | \$ |
| PHONE | | - | \$ |
| INTERNET | ANAILABIE! | | \$ |
| HOA | | | \$ |
| ALARM SYSTEM | HOT | | \$\$ |
| | | , | \$ |
| OTHER | | | |
| OTHER | | | \$ |
| OTHER | | | \$ |
| ichool Zone: Elem Jr Hig | entary School:gh School: | | |
| chool Zone: Elem Jr Hig High | gh School: | N REGARDING YOUR HO | \$ |
| chool Zone: Elem Jr Hig High | sh School: | N REGARDING YOUR HO | \$ |
| chool Zone: Elem Jr Hig High | sh School: | N REGARDING YOUR HO | \$ |
| chool Zone: Elem Jr Hig High | sh School: | N REGARDING YOUR HO | \$ |
| Cchool Zone: Elem Jr Hig High F APPLICABLE, PLEASE I | sh School: | Phone | \$S |
| chool Zone: Elem Jr High High APPLICABLE, PLEASE I | sh School: School: PROVIDE THE REQUESTED INFORMATION | Phone | S |
| Chool Zone: Elem Jr High F APPLICABLE, PLEASE I Contact Name: Mailing Address: Check which applies | sh School: School: PROVIDE THE REQUESTED INFORMATION | Phone y □Yearly | MEOWNER'S ASSOCIATION. |



56,653

07:00-08:00 4,866

Volume Count Report

| LOCATION INFO | |
|---------------|------------------|
| Location ID | 232231 |
| Туре | SPOT |
| Fnct'l Class | 3 |
| Located On | US0167 |
| Loc On Alias | |
| AT | 21.82 |
| Direction | 2-WAY |
| County | Lafayette Parish |
| Community | - |
| MPO ID | |
| HPMS ID | |
| Agency | Louisiana DOTD |

| COUNT DATA INFO | | | | |
|--------------------|--------------------------------|--|--|--|
| Count Status | Accepted | | | |
| Holiday | No | | | |
| Start Date | Tue 10/1/2024 | | | |
| End Date | Wed 10/2/2024 | | | |
| Start Time | 11:15:00 AM | | | |
| End Time | 11:15:00 AM | | | |
| Direction | 2-WAY | | | |
| Station | 232231_SB | | | |
| Study | | | | |
| Speed Limit | | | | |
| Description | | | | |
| Sensor Type | Axle/Tube | | | |
| Source | CombineVolumeCountsIncremental | | | |
| Latitude,Longitude | | | | |

| | | | | ricuriy | |
|-------------|-------|--------|-------|---------|-------|
| Time | 1st | 2nd | 3rd | 4th | Count |
| 0:00-1:00 | 93 | 89 | 104 | 88 | 374 |
| 1:00-2:00 | 81 | 104 | 88 | 67 | 340 |
| 2:00-3:00 | 87 | 110 | 105 | 105 | 407 |
| 3:00-4:00 | 117 | 116 | 113 | 146 | 492 |
| 4:00-5:00 | 204 | 202 | 296 | 327 | 1,029 |
| 5:00-6:00 | 447 | 488 | 615 | 655 | 2,205 |
| 6:00-7:00 | 774 | 906 | 1,183 | 1,151 | 4,014 |
| 7:00-8:00 | 1,152 | 1,255 | 1,247 | 1,212 | 4,866 |
| 8:00-9:00 | 1,120 | 1,149 | 1,108 | 1,070 | 4,447 |
| 9:00-10:00 | 982 | 1,028 | 1,010 | 928 | 3,948 |
| 10:00-11:00 | 819 | 838 | 1,088 | 965 | 3,710 |
| 11:00-12:00 | 961 | 911 | 818 | 924 | 3,614 |
| 12:00-13:00 | 979 | 895 | 908 | 936 | 3,718 |
| 13:00-14:00 | 924 | 945 | 898 | 970 | 3,737 |
| 14:00-15:00 | 1,125 | 994 | 1,182 | 1,118 | 4,419 |
| 15:00-16:00 | 1,234 | 1,158 | 1,203 | 1,131 | 4,726 |
| 16:00-17:00 | 1,242 | 1,239 | 1,264 | 1,325 | 5,070 |
| 17:00-18:00 | 1,360 | 1,306 | 1,209 | 1,015 | 4,890 |
| 18:00-19:00 | 843 | 868 | 751 | 694 | 3,156 |
| 19:00-20:00 | 607 | 642 | 617 | 512 | 2,378 |
| 20:00-21:00 | 467 | 500 | 440 | 353 | 1,760 |
| 21:00-22:00 | 339 | 327 | 289 | 261 | 1,216 |
| 22:00-23:00 | 242 | 258 | 235 | 206 | 941 |
| 23:00-24:00 | 183 | 146 | 157 | 104 | 590 |
| | | | | | |
| Total | | 66,047 | | | |
| | | | | | |

15-min Interval

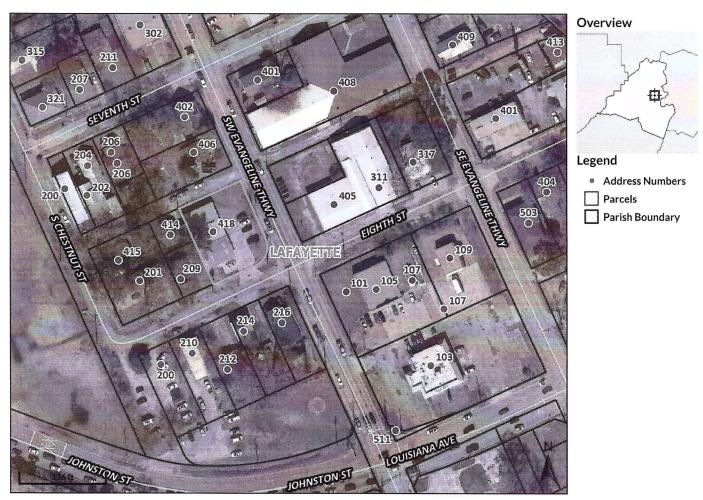
INTERVAL:15-MIN

| | | PM Peak | 16: | 30-17:30 5,255 |
|--------|---------|---------|-----|-------------------|
| NOTES/ | ILES | | | |
| | N - 4 - | | 5. | |

AADT

AM Peak

Beacon[™] Lafayette Parish, LA



6044943

Class COMCOR - Commercial Corridor Owner Address CHARLES STEVEN J

1145 PARKER RD SAINT MARTINVILLE LA 70582-6511

Property Address 418 SW EVANGELINE THRU LAFAYETTE

District

CITY OF LAFAYETTE

Brief Tax Description

LOT 24 BLK 33 MCCOMB ADDITION

(Note: Not to be used on legal documents)

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