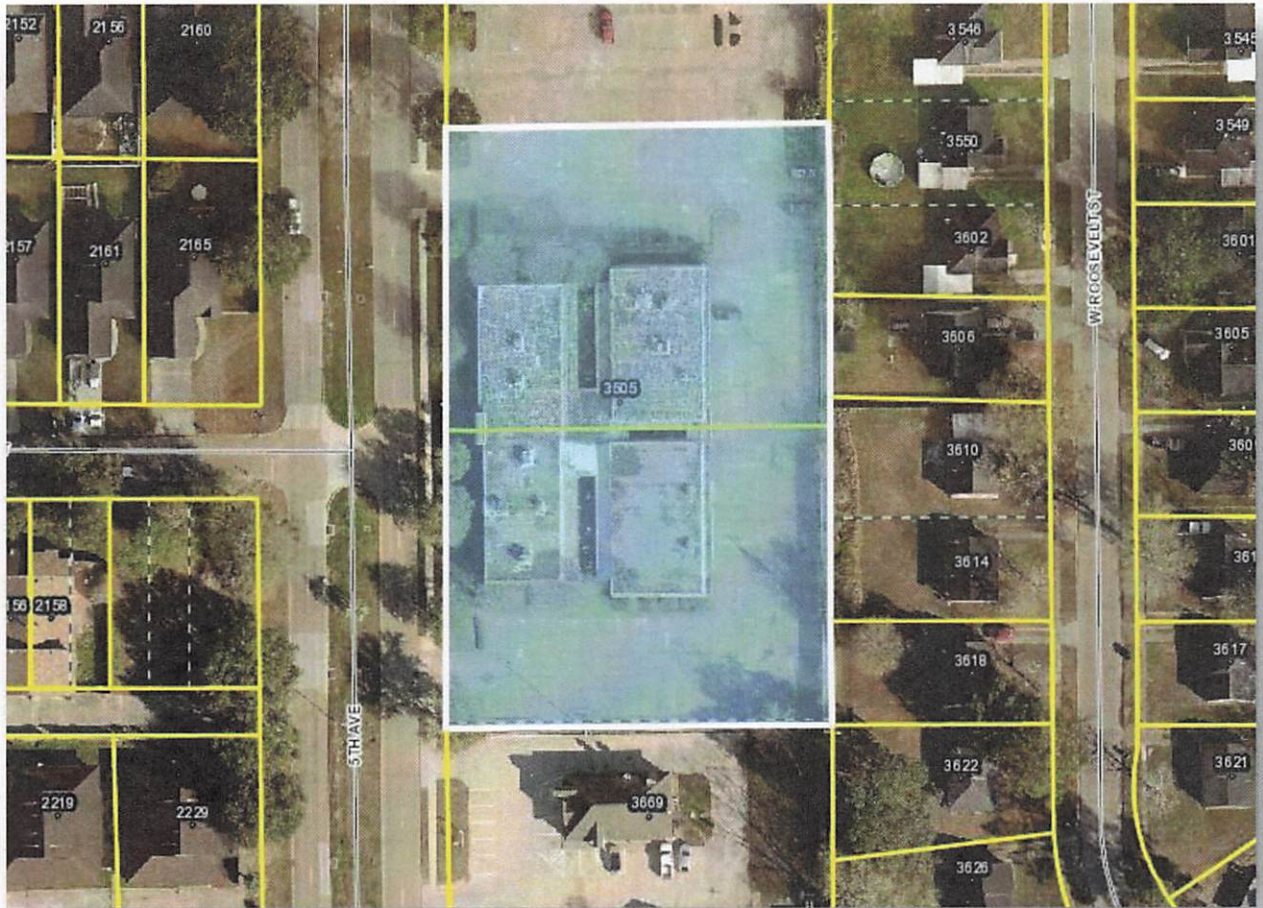


Aerial Image of Subject Property



Description of Improvements

IMPROVEMENTS DESCRIPTION	
Development/Property Name:	Courtyard Park Properties, LLC.
Property Type:	Office Building
Overview:	Office Building

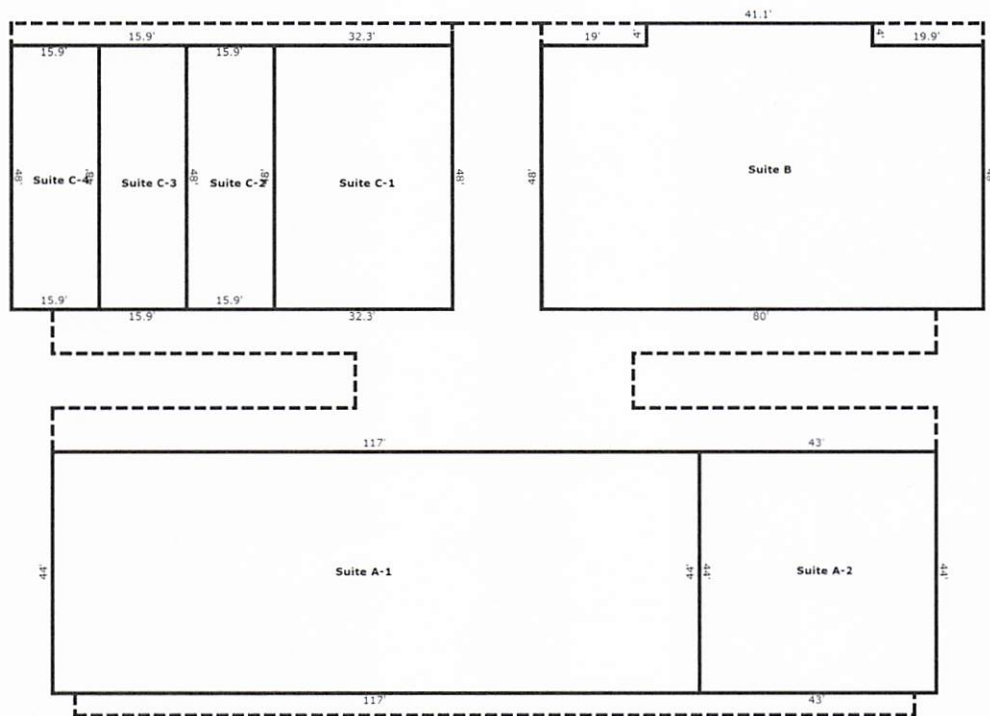
Building Summary							
Building Description	Year Built	Condition	Number of Stories	Gross Building Area	Rentable Area	Construction	Construction Quality
Office Building	1980~	Good	1.0	7,040	7,040	C	Average
Office Building	1980~	Good	1.0	4,004	4,004	C	Average
Office Building	1980~	Good	1.0	3,839	3,839	C	Average

Notes:

GENERAL - BUILDING A	
Building Identification:	Building A
Building Description:	Office Building
Construction:	C
Construction Quality:	Average
Year Built:	1980~
Renovations:	2022
Effective Age:	10 years
Remaining Useful Life:	40
Condition:	Good
Appeal/Appearance:	Good
Areas, Ratios & Numbers:	Number of Stories: 1.00 Gross Building Area: 7,040 Gross Leasable Area: 7,040 Rentable Area: 7,040 Building Efficiency Ratio: 100.0%



Floor Plan/Sketch



TOTAL Sketch by a la mode, inc.

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

Lead Warning Statement

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 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Description (Address)
City, State, Zip

3505 5th Ave
Lake Charles, 70607

Seller's Disclosure

☒

(A) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):

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

Explain: _____

(2) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the seller (check (1) or (2) below):

(1) ☐ 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: _____

(2) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial below)

(C) ☐ Purchaser has received copies of all information listed above.

(D) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(E) Purchaser has (check (1) or (2) below):

(1) ☐ received a 10-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; or

(2) ☐ 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 (initial below)

(F) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

[Signature] 3/24/24
Seller Date

Seller Date

Robbie Ingle 07/23/24 11:32 AM CDT
Agent Date
P5Q3-RTID-GYSP-LW8D

Purchaser Date

Purchaser Date

Agent Date



PARCEL LOCATION(S)

3505 5TH AVE

PARCEL OWNER(S)

COURTYARD PARK PROPERTIES LLC

CONTACT INFORMATION

COURTYARD PARK PROPERTIES LLC
3505 5TH AVE, SUITE A-1
LAKE CHARLES LA 70605-0000

ASSESSED VALUES AND STATUS

ASSESSMENT STATUS: ACTIVE

ASSESSED VALUE	17,720.00
HOMESTEAD EXEMPTION	0.00
TAXABLE VALUE	17,720.00

VALUATIONS

DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
COMMERCIAL SUBDIVISION LOT	7,710.00	7,710.00
OFFICES, MEDICAL & PUBLIC BUILDINGS	10,010.00	10,010.00
TOTALS	17,720.00	17,720.00

PARISH TAXES

TAX DISTRICT	MILLAGE	TAX DUE
003 PARTXMT(3L4S4W6D7V)	2.06	\$36.50
004 CONSTSCHOOL MT(ALL)	5.06	\$89.66
005 SPECIAL SCHOOL (ALL)	11.94	\$211.58
008 ROAD MAINT MT (ALL)	3.83	\$67.87
009 CAL-LC HEALTH MT(ALL)	2.34	\$41.46
010 JUV DET MT (ALL)	3.29	\$58.30
012 MOSQ CONT MT(ALL)	1.97	\$34.91
013 ASSESSOR MT (ALL)	1.25	\$22.15
017 CRIMINAL JUST MT(ALL)	2.98	\$52.81
018 SCHOOL#33 SK(*3,*3L)	6.8	\$120.50
042 LIBRARY MT (ALL)	5.99	\$106.14
045 AIRPORT MT (3,3L,*4)	0.59	\$10.46
047 LCHT(*13,3L*4*4S4W*6)	2.48	\$43.94
062 LAW ENF #1 MT(ALL)	6.23	\$110.39



PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
067 COLISEUM MT (ALL)	1.41	\$24.98
072 REC DIST#1 WD3 (3,3L)	7.21	\$127.76
074 GR#2E(1,2,3,3L,8,8I)	5.75	\$101.89
086 CHENLT AUTH MT(ALL)	5.38	\$95.33
087 CRTHSE JAIL MT(ALL)	3.27	\$57.94
090 LAW ENF #2 MT(ALL)	5.62	\$99.59
TOTALS		\$1,514.16

CITY TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
101 L.C. CITY TAXES EXC	15.12	\$267.93
TOTAL		\$267.93

FIRM PANEL AND EFF DATE	
VALUE	DESCRIPTION
Panel and Date	FIRM PANEL: 22019C0480F, EFF DATE: 2/18/2011

FLOOD ZONES	
VALUE	DESCRIPTION
Zone X	AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD.

PARISH ZONES	
VALUE	DESCRIPTION
CITY	(CITY) ZONED BY LOCAL MUNICIPALITY

POLICE JURY DISTRICTS	
VALUE	DESCRIPTION
District 9	JUROR: ANTHONY BARTIE, ADDRESS: 2029 WILLOWICK STREET, LAKE CHARLES, LA 70607, PHONE: 337-477-8318

LEGAL DESCRIPTION	
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@161008-2103-2 0006 0000 @161008-2103-2 0007 0000 LOTS 6,7 BLK 2 WILSHIRE PLACE PART I @161008-2103-2 000801 0000 N 100 FT OF LOT 8 BLK 2 OF WILSHIRE PLACE PART I LESS S 97 FT IMPS ON LOTS 6 AND 7 -3505 5TH AV- REF1-WILSHIRE CORPORATION B 2074 P 447 B 2071 P 138-88 REF2-B 3084 P 547-03

DEED INFORMATION				
BOOK	PAGE	DATE	TYPE	NUMBER
3205	376	10/20/2005	EXCHANGE	2736699
3309	291	1/18/2007	OTHER	2793079
3309	296	1/18/2007	CASH SALE	2793080
3623	204	12/11/2009	CASH SALE	2945388

SHAPEFILE ATTRIBUTES	
FIELD	VALUE
ASSESSMENT	01190504
NAME	COURTYARD PARK PROPERTIES LLC
ADDRESS1	3505 5TH AVE, SIUTE A-1
ADDRESS2	LAKE CHARLES LA 70605-0000
SHAPE.STAREA()	4041.405664
SHAPE.STLENGTH()	256.10231
WARD	3L
_PINS	161008-2103-2 -0007,161008-2103-2 -0006,161008-2103-2 -0008-01

[illegible]