

**PROPERTY DISCLOSURE DOCUMENT
LAFITTE'S COVE ESTATES**

This form identifies certain information in connection with your purchase of a vacant lot in Lafitte's Cove Estates, Jefferson Parish (hereinafter referred to as the "Lot", whether one or more.)

This form is being used because the Property Disclosure Document for Residential Real Estate, issued pursuant to La. R.S. 9:3516, *et seq.*, does not apply to the sale of a vacant lot. These disclosures are not a warranty by the Seller and should not to be used as a substitute for any inspections or warranties that a prudent purchaser should obtain. Nothing herein precludes the rights or duties of the purchaser to conduct its due diligence and inspection of the property. The Seller is Meith Developments, LLC.

LAND

1. The Lot you are purchasing is subject to the following buildings restrictions, conditions, protective covenants and servitudes:
 - a. **Building Restrictions, Conditions and Protective Covenants**, dated April, 2006 by Meith Development, L.L.C. (the "Covenants"). The Restrictions contain (i) building restrictions which restrict the types of residences that may be built on your Lot and the activities that may be performed on the Lot, (ii) a provisions for the payment of dues to the Home Owners Association by each Lot Owner and the right to file a privilege against your Lot if it is not paid and (iii) a requirement that the plans and specifications for your residence comply with the Restrictions and be approved by the Architectural Review Committee. This is an important document and you should read it before signing your purchase agreement. All terms used herein, which are not otherwise defined, shall have the meaning as provided in the Covenants.
 - b. **Mineral Rights.** A percentage of the minerals rights from the Lots have been previously reserved, but the owner of the minerals does not have the right to utilize the surface of the Lot to explore or produce minerals. No surface mineral exploration or production may occur in portions of Lafitte's Cove Estates that are subject to the Restrictions.
 - c. **Servitudes of Passage, Drainage, Right of Way and Access.** Certain of the Lots are subject to servitudes for drain and use, especially the Lots on the north end of the subdivision and servitudes for access, especially the Lots backing on Bayou Des Familles.
 - d. **Utility Servitudes.** Every Lot in Lafitte's Cove Estates is subject to a utility servitude across the front of each Lot and the location is set forth on each Lot plot plan.
2. To the knowledge of Seller, no portion of any Lot has been determined to be a wetland by the United States Army Corp of Engineers.

3. To the knowledge of Seller, no portion of any Lot has been subject to flooding, water intrusion, accumulation or drainage problems. Prior to the development of Lafitte's Cove Estates, it was idle vacant land.
4. As shown by a plat of survey by Dufrene Surveying & Engineering, Inc., dated August 5, 2005, Lafitte's Cove Estates is located in a flood zone classification of AE, with a base elevation of five (5' - 0") feet N.A.V.D., 25.43 CD, Community No.225199, Panel No.0130C, dated March 23, 1995. All elevations are in feet Cairo Datum.
5. Lafitte's Cove Estates's lender did not require flood insurance because there were no structures on the property.
6. All Lots are zoned R-1D, which allows single family residential detached dwelling units pursuant to the Jefferson Parish Code of Zoning Ordinance.
7. The previous property zoning for Lafitte's Cove Estates was C-2.
8. All Lots comply with the Jefferson Parish Code of Zoning Ordinance. As stated above, all Lots are subject to the Restrictions and all Lot Owners, other than Seller, shall be assessed annual dues in the amount of three hundred and no/100 (\$300.00) dollars payable annually (1st of January) in advance to Lafitte's Cove Estates Homeowners Association (LACHA). LACHA will provide for the maintenance of the common grounds and amenities. Dues may be increased in accordance with the covenants. The covenants provide for an Architectural Review Committee and a Home Owners Association. You will be given a copy of the Restrictions along with this Disclosure.
9. Seller has been advised that Cox Cable plans to make high speed Internet available in Lafitte's Cove Estates.
10. To the knowledge of the Seller, the Lots do not contain any hazardous waste or materials.
11. Prior to the closing of the purchase of any Lot, the Lots will have sewage; drainage and potable water supplied by Jefferson Parish and will be located in the utility servitudes identified on the lot plat plans. All of the streets, water, sewage and drainage systems in Lafitte's Cove Estates will be dedicated to, maintained and owned by Jefferson Parish.

SELLER:
Meith Developments, L.L.C.

PURCHASER:

By: _____
 Its Authorized Representative

Date: _____

Date: _____