

CASH SALE
Sale of Property

by:
J&M Nola Construction, LLC

to:
The Next Solar Energy Technology, Inc.

File No.: 119918

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF JEFFERSON

BE IT KNOWN, That on this 12th day of May, 2021.

BEFORE ME, Sandy H. Schule a Notary Public, duly commissioned and qualified, in and for the Parish of JEFFERSON and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

J&M NOLA CONSTRUCTION, LLC (EIN XX-XXX7132) a Louisiana Limited Liability Company organized and existing under the laws of the State of Louisiana, herein represented by Alma Loreda, its Manager/Member, duly authorized by virtue of a Certificate of Authority, an original of which is attached hereto and made a part hereof, (Hereinafter referred as "Seller(s)"),

MAILING ADDRESS: 4949 Bullard Avenue, Suite B4, New Orleans, LA 70128

Who declare that Seller(s) do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all the rights and actions of warranty which Seller(s) have or may have against all preceding owners and vendors, unto,

THE NEXT SOLAR ENERGY TECHNOLOGY, INC. (EIN XX-XXX9335) a Louisiana corporation organized and existing under the laws of the State of Louisiana, domiciled in the Parish of Jefferson, being represented herein by Wiliomar Oliveira, its President, duly authorized by virtue of a Resolution of its Board of Directors, a copy of which is annexed hereto and made a part hereof, (Hereinafter referred as "Buyer(s)")

MAILING ADDRESS: 2440 Marietta Drive, Kenner, LA 70062

here present, accepting and purchasing for Buyer(s), Buyer(s) heirs, successors and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

"Description of Property"

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the **Third District** of the City of New Orleans, Parish of Orleans, State of Louisiana, designated as **Lot 7, Square 'A'**, of that part thereof known as **Gentilly Park**, bounded by Warrington Drive, Grand Avenue, N.O. Parkway Commission, and St. Anthony Street (side). Said lot commences at a distance of 363.64 feet from the intersection of Warrington Drive and N.O. Parkway Commission property, and measures thence 60 feet front on Warrington Drive, same in width in the rear, by a depth of 83 feet 6 inches 0 lines, between equal and parallel lines. All as more fully shown on survey by Gilbert, Kelly & Couturie, Inc., dated November 24, 1976.

For informational purposes only: Property address is known as 212 Warrington Drive, New Orleans, Louisiana.

For informational purposes only:


Being the same property acquired by J&M Nola Construction LLC from Belleza Remodeling, LLC by act before Thomas G. Donelon, Notary Public, dated December 8, 2020 and registered as CIN 684574 and the Correction thereof in CIN 688402.

CERTIFICATE OF AUTHORITY

THE UNDERSIGNED, being the only members and organizers of **J&M NOLA CONSTRUCTION, LLC** and acting in such capacity, hereby certify:

THAT **ALMA LOREDO, its Manager/Member**, is authorized empowered and directed, for and on behalf of the LIMITED LIABILITY COMPANY to purchase any real estate in the State of Louisiana, or elsewhere, for such amount and on such terms and conditions and with such clauses and stipulations contained in the Act of Purchase as said member/manager/agent thinks proper and advisable; and also to sell, donate, quitclaim or convey any real estate owned by this LIMITED LIABILITY COMPANY to any person or persons or corporation for such amount and on such terms and conditions as said member/manager/agent may determine or think advisable, and to receive and receipt for the selling price and to give full acquittance and discharge therefore; to mortgage real estate owned by the LIMITED LIABILITY COMPANY under a conventional mortgage, collateral mortgage, multiple indebtedness mortgage, home equity mortgage, mortgage for future advances or to any homestead association under a vendor's lien and in accordance with the rules and regulations of the homestead association, for such amounts and on such terms and conditions as said member/manager/agent may determine, with authority in the case of a homestead association loan to sell the property to the homestead association and to repurchase same, and to subscribe to any mortgage installment stock as may be necessary, all in accordance with its rules and regulations; with full authority on part of said MEMBERS to sign and execute any act or acts before any Notary Public, said act or acts to contain such clauses, stipulations, and obligations as either of said member/manager/agent may deem advisable, including confession of Judgment, sale by executory process, waiver of appraisalment, and the non alienation clauses; with further authority to sign and execute any and all documents or deeds, notes and mortgage notes, building contracts, necessary or advisable to carry out fully the foregoing objects and purposes, to build and construct houses and other improvements on, or make repairs or additions to property by LIMITED LIABILITY COMPANY for itself, or to construct residences or other buildings for others on property owned by them, under contracts direct with such owners, or through any lending agency, and with or without bond, and for such amount and on such terms as either of such member/manager/agent deems advisable, the intent of this resolution being to place full authority with said member/manager/agent to transact completely the business of this LIMITED LIABILITY COMPANY as outlined in its charter, in which its objects and purposes are set forth, all without the necessity of the adoption by the MEMBERS of a separate Certificate of Authority to cover each transaction, or to cover each sale, purchase or mortgage, or the construction of any improvements on the property of this LIMITED LIABILITY COMPANY for itself, or under building contract as contractor for the account of others; with further authority to do anything in the premises which may be necessary or advisable to carry out fully all or any of the purposes of this certificate of authority.

Executed at Kenner, Louisiana, this 12th day of May, 2021.

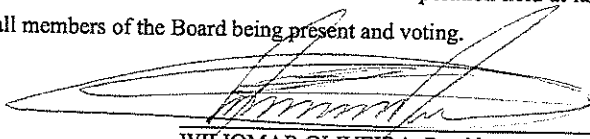

Alma Loredo, Sole Member/Manager

RESOLUTION
OF
THE NEXT SOLAR ENERGY TECHNOLOGY, INC.

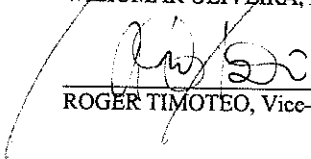
BE IT RESOLVED, That **WILIOMAR OLIVEIRA, President and/or ROGER TIMOTEO, Vice-President** of this corporation, is fully authorized in the name and on behalf of this corporation, to purchase any real estate in the State of Louisiana, or elsewhere, for such amount and on such terms and conditions and with such clauses and stipulations contained in the Act of Purchase as said Officer thinks proper and advisable; and also to sell, donate, quitclaim or convey any real estate owned by this corporation to any person or persons or corporation for such amount and on such terms and conditions as said officer may determine or think advisable, and to receive and receipt for the selling price and to give full acquittance and discharge therefore; to mortgage real estate owned by the corporation under a conventional mortgage, collateral mortgage, second mortgage, multiple indebtedness mortgage, home equity mortgage, mortgage for future advances or to any homestead association under a vendor's lien and in accordance with the rules and regulations of the homestead association, for such amounts and on such terms and conditions as either of said officers may determine, with authority in the case of a homestead association loan to sell the property to the homestead association and to repurchase same, and to subscribe to any mortgage installment stock as may be necessary, all in accordance with its rules and regulations; with full authority on part of said officer to sign and execute any act or acts before any Notary Public, said act or acts to contain such clauses, stipulations, and obligations as either of said officers may deem advisable, including confession of Judgment, sale by executory process, waiver of appraisalment, and the non alienation clauses; with further authority to sign and execute any and all documents or deeds, notes and mortgage notes, building contracts, necessary or advisable to carry out fully the foregoing objects and purposes, to build and construct houses and other improvements on, or make repairs or additions to property by this corporation for itself, or to construct residences or other buildings for others on property owned by them, under contracts direct with such owners, or through any lending agency, and with or without bond, and for such amount and on such terms as either of such officers deems advisable, the intent of this resolution being to place full authority with either of said officers to transact completely the business of this corporation as outlined in its charter, in which its objects and purposes are set forth, all without the necessity of the adoption by the Board of Directors of a separate resolution to cover each transaction, or to cover each sale, purchase or mortgage, or the construction of any improvements on the property of this corporation for itself, or under building contract as contractor for the account of others; with further authority to do anything in the premises which may be necessary or advisable to carry out fully all or any of the purposes of this resolution.

CERTIFICATE

We certify that we are the President and Vice-President of THE NEXT SOLAR ENERGY TECHNOLOGY, INC., and that the above resolution is a true and correct copy of a resolution unanimously adopted at a meeting of the Board of Directors of said corporation held at its office on May 10, 2021, all members of the Board being present and voting.



WILIOMAR OLIVEIRA, President



ROGER TIMOTEO, Vice-President

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

Road Home Covenants in CIN 414662.
Restrictions in COB 525, folio 143.

The Company takes exception to all subsisting subsurface minerals and mineral rights of any nature whatsoever.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

The reference to any mineral reservations, restrictions, servitudes, easements, rights-of-way or other encroachments adversely affecting the title or physical condition of the hereinabove described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

To have and to hold the above described property unto the said Buyer(s), Buyer(s) heirs, successors and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Seventy Thousand Five Hundred Dollars and No Cents (\$70,500.00) which the said Buyer(s) have well and truly paid, in ready and current money to the said Seller(s) who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefor.

All State and City taxes up to and including the taxes due and exigible in 2020 are paid. Property taxes for 2021 will be prorated between the parties and paid at closing.

Seller(s) declare that the said property has not been heretofore alienated by the Seller(s) and that it is not subject to any encumbrances whatsoever.

THE PARTIES TO THIS ACT ARE AWARE THAT THE CONVEYANCE CERTIFICATES HEREIN REFERRED TO ARE OPEN AND NOT YET DATED AND SIGNED, AND RELIEVE AND RELEASE ME, NOTARY, FROM ALL RESPONSIBILITY BY REASON THEREOF.

THE PARTIES TAKE COGNIZANCE OF THE FACT THAT A CURRENT SURVEY HAS NOT BEEN OBTAINED ON THE HEREIN DESCRIBED PROPERTY, AND RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY IN CONNECTION THEREWITH.

The parties hereto have been advised to obtain mortgage certificates in conjunction with the closing being passed by Property Title, Inc.. Nonetheless, the undersigned have requested that Property Title, Inc. not order mortgage certificates, and they specifically waive the production of any and all certificates for this closing. Further, the parties hereto release and hold harmless Property Title, Inc., the Law Offices of Sidney D. Torres, III, First American Title Insurance Company and Stewart Title Guaranty Company from any and all responsibility in connection with the non-production thereof.

Seller and Buyer hereby acknowledge and recognize that the property being sold and purchased is to be transferred in "as is" condition and further Buyer does hereby waive, relieve and release Seller from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, et seq. and Article 2541, et seq. or for reduction of sales price pursuant to Louisiana Civil Code Article 2541, et seq. Additionally, Buyer acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code article 2524.

Buyers Initials: WD

Sellers Initials: AL

BUYERS HAVE BEEN ADVISED TO "OBTAIN AND MAINTAIN" FLOOD INSURANCE ON ANY STRUCTURE ON THE HEREIN DESCRIBED PROPERTY IF DETERMINED TO BE IN A FLOOD ZONE.

Initials: WD

Thus Done and Passed, in my office in Kenner, Louisiana on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

Signature [Signature]

ERICA ADAMS
Print Name

SELLER:

J&M Nola Construction, LLC

By: [Signature]
Alma Loredó, Manager/Member

PURCHASER:

Signature [Signature]

Matt Davis
Print Name

The Next Solar Energy Technology, Inc

By: [Signature]
Willomar Oliveira, President

[Signature]
Sandy H. Schule
NOTARY PUBLIC

SANDY H. SCHULE
NOTARY #38352, Jefferson Parish
My commission expires at my death



PROPERTY TITLE, INC., LICENSE NO. 225208
8301 W. JUDGE PEREZ DR., STE. 303
CHALMETTE, LA 70043
STEWART TITLE GUARANTY COMPANY
CHRISTOPHER I. GANT, BAR NO. 24424

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number 119918	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<input type="checkbox"/> Other			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: The Next Solar Energy Technology, Inc., 2440 Marietta Drive, Kenner, LA 70062

E. Name & Address of Seller: J&M Nola Construction, LLC, 4949 Bullard Avenue, Suite B4, New Orleans, LA 70128

F. Name & Address of Lender:

G. Property Location: Property Address
212 Warrington Drive New Orleans, Louisiana 70122

H. Settlement Agent: Property Title, Inc., 8301 West Judge Perez Dr, Suite 303, Chalmette, LA 70043, (504) 271-8421
Place of Settlement: 2400 Veterans Memorial Blvd., Suite 370, Kenner, LA 70062

I. Settlement Date: 5/12/2021 **Proration Date:** 5/12/2021 **Disbursement Date:** 5/12/2021

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	\$70,500.00	401. Contract sales price	\$70,500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$1,225.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 5/12/2021 to 12/31/2021	\$182.86	406. City/town taxes 5/12/2021 to 12/31/2021	\$182.86
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	\$71,907.86	420. Gross Amount Due to Seller	\$70,682.86
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$4,990.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. 2020 Property Taxes to Bureau of the Treasury	\$295.05
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$500.00	520. Total Reduction Amount Due Seller	\$5,285.05
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$71,907.86	601. Gross amount due to seller (line 420)	\$70,682.86
302. Less amounts paid by/for borrower (line 220)	(\$500.00)	602. Less reductions in amount due seller (line 520)	(\$5,285.05)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$71,407.86	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$65,397.81

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return, for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number.

If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

J&M Nola Construction, LLC

By: 
Alma Corebo, Manager/Member

		Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price \$70,500.00 @ 5.000000% = \$3,525.00			
Division of commission (line 700) as follows:			
701.	\$1,762.50 to Athena Real Estate		
702.	\$1,762.50 to Amanda Miller Realty Group		
703.	Commission paid at settlement \$3,525.00		\$3,525.00
704.			
800. Items Payable in Connection with Loan			
801.	Loan origination fee		
802.	Loan discount		
803.	Appraisal fee		
804.	Credit report		
805.	Lender's inspection fee		
806.	Mortgage insurance application fee		
807.	Assumption fee		
808.			
809.			
810.			
811.			
812.			
813.			
900. Items Required by Lender to Be Paid in Advance			
901.	Interest from		
902.	Mortgage insurance premium for		
903.	Hazard insurance premium for		
904.			
905.			
1000. Reserves Deposited with Lender			
1001.	Hazard insurance		
1002.	Mortgage insurance		
1003.	City property taxes		
1004.	County property taxes		
1005.	Annual assessments		
1006.			
1007.			
1008.			
1009.			
1100. Title Charges			
1101.	Settlement or closing fee to Property Title, Inc.		\$300.00
1102.	Abstract or title search to Margaret C. Wood	\$199.00	
1103.	Title examination to Property Title, Inc.	\$230.00	
1104.	Title insurance binder		
1105.	Document preparation		
1106.	Notary fees to Property Title, Inc.	\$225.00	
1107.	Attorney's fees to		
	Includes above item numbers:		
1108.	Title insurance to Property Title, Inc.	\$406.00	
	Includes above item numbers:		
1109.	Lender's coverage		
1110.	Owner's coverage \$70,500.00 \$406.00		
1111.	Conveyance Certificates Prep/Deposit to Property Title, Inc.		\$210.00
1112.	Document Preparation Fees for Transfer/Sale of Interest in J&M Nola Construction, LLC to Property		\$600.00
1113.			
1200. Government Recording and Transfer Charges			
1201.	Recording fees:	\$135.00	
1202.	City/county tax/stamps:		
1203.	State tax/stamps:		
1204.	Documentary Transaction Tax to City of New Orleans		\$325.00
1205.			
1206.			
1300. Additional Settlement Charges			
1301.	Survey		
1302.	Pest inspection		
1303.	Secretary of State - certified copies of corporate documents to Property Title, Inc.	\$30.00	\$30.00
1304.			
1305.			
1306.			
1307.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$1,225.00	\$4,990.00

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS)

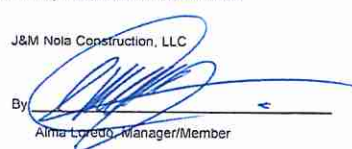
CERTIFICATION:

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender, if any, in this transaction appearing on this HUD-1 Settlement Statement and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

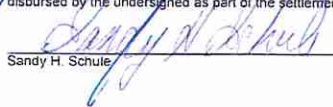
the Next Solar Energy Technology, Inc.

By: 
Wilomar Oliveira, President

J&M Nola Construction, LLC

By: 
Alma Lyredo, Manager/Member

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Sandy H. Schule

5/12/2021
Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18, U.S. Code Section 1001 and Section 1010.

Property Title, Inc.
8301 West Judge Perez Dr, Suite 303
Chalmette, LA 70043

NOTICE OF AVAILABILITY OF OWNER'S TITLE INSURANCE

To: The Next Solar Energy Technology, Inc.

Property: 212 Warrington Drive, New Orleans, LA 70122

A Mortgagee's (Lender's) Policy of Title Insurance insuring the title to the property you are buying is being issued to your mortgage lender, but that policy does not provide title insurance coverage to you as the owner. You may obtain an Owner's Policy of title insurance, which provides title insurance coverage to you. This rate for Owner's Policy coverage offered at the time of this transaction is called a Simultaneous Issue Rate.

INITIALS <u>WC</u> _____ _____ _____	<p>The additional cost to you for the simultaneous issue of an Owner's Policy of title insurance at this time is in the amount of :</p> <p style="text-align: center;">POLICY COVERAGE AMOUNT: \$70,500.00 ADDITIONAL PREMIUM FOR SIMULTANEOUS COVERAGE: \$406.00</p> <p>Note that this rate is good during the scope of this transaction. If you desire an Owner's Policy at a later date, the cost will be significantly higher, if available at all.</p> <p>An Owner's Policy covers the following title risks, as of Date of Policy, subject to the exclusions and exceptions from coverage.</p> <ol style="list-style-type: none">1. Someone else owns an interest in your title.2. A document is invalid because of improper signature, acknowledgment, delivery, or recording.3. A document is invalid because of forgery, fraud, duress, incompetency, incapacity or impersonation.4. Restrictive covenants apply to your title.5. There is a lien on your title because of:<ul style="list-style-type: none">* a mortgage or deed of trust,* a judgment, tax, or special assessment, or* a charge by a homeowner's or condominium association.6. There are liens on your title for labor and material which have their inception before the policy date. However, will will not cover liens for labor and material you agreed to pay for.7. Others have rights in your title arising out of leases, contracts or options.8. Someone else has an easement on your land.9. You do not have good and indefeasible title.10. There are no other defects in your title.11. There are other liens or encumbrances on your title.12. You do not have legal right of access to and from the land <p>We also will defend your title in the part or parts of a court case involving a Title Risk covered by this Policy</p>
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Additionally, depending upon the type of Owner's Policy you purchase, you may also be covered against the following title risks:

INITIALS _____ _____ _____	<ul style="list-style-type: none">• You are forced to remove your existing structure, other than a boundary wall or fence, because it extends onto adjoining land or onto any easement, violates a restriction listed in Schedule B of the policy, or violates an existing zoning law.• You cannot use the land because as a single-family residence violates a restriction shown in Schedule B of the policy or an existing zoning law.• You also have the right to obtain a survey, at your cost, and if it is satisfactory to our company and Stewart Title Guaranty Company, we may include coverage in your Owner's Policy to insure you against actual loss you suffer if the matters covered by the survey are incorrect.
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**A LENDER'S TITLE INSURANCE POLICY PROVIDES
NO PROTECTION TO THE PROPERTY OWNER.**

Stewart Title Guaranty Company also offers an expanded coverage Owner's Policy of title insurance, which provides additional coverage to you, the owner. The following is a list of the additional title risks covered by an Expanded Coverage Owner's Policy:

INITIALS 	<p>ADDITIONAL PREMIUM FOR COVERAGE:</p> <ul style="list-style-type: none"> • Mechanic's lien protection, if included in policy schedules • Forced removal of a structure because it extends on to other land or on to an easement • Violates a restriction on Schedule B • Cannot use the land for single family dwelling because the use violates an existing zoning law or regulation • Pays rent for substitute land or facilities • Unrecorded lien by a homeowners association • Unrecorded easements • Rights under unrecorded leases • Violates an existing zoning law, Building permit; An existing subdivision law that leads to you not being able to obtain a permit; or forced removal of the violation * • Restrictive covenant violations • Post Policy Forgery; Encroachment; Living Trust Coverage; Prescriptive Easement; • Post Policy Damage from minerals or water extraction • Enhanced Access-Vehicular and Pedestrian • Map not consistent with legal description • Post Policy automatic in value up to 150% • Post Policy adverse possession or cloud on title • Covenant violation resulting in reversion • Fence encroachment or boundary walls • Enhanced marketability of property • Violations of building setbacks • Discriminatory covenants <p align="center"><small>*Subject to a deductible and a maximum indemnity liability, which may be less than the policy amount.</small></p>
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For additional endorsement premium, Mechanic's and Materialman's Lien coverage may be available. Coverage varies depending on policy type. This is especially important if you are purchasing a newly constructed home and are buying within the lien period. The lien period runs for 70 days after the construction is complete. Additional premium for the Mechanic's and Materialman's coverage: \$ _____

It is the recommendation of this title agency, its agent and/or assigns to purchase an owners title policy at this time. In the event you elect not to obtain one, you agree to hold this company, its agents/assigns, and its underwriter harmless from any claim that may arise that may have been insured against by an Owner's Title insurance policy.

If you are uncertain as to whether you should obtain an Owner's Policy of title insurance, you are urged to seek independent legal advice.

_____ I/We do not request an Owner's Policy of title insurance

Dated: May 12, 2021

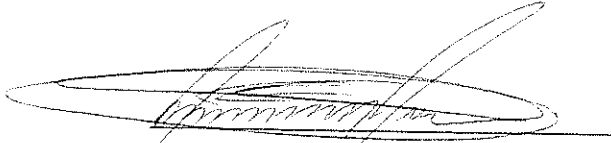
The Next Solar Energy Technology, Inc.

By: 
Wiltonir Oliveira, President

PROPERTY TITLE

ACKNOWLEDGMENT

I acknowledge that Property Title, Inc. is holding in their possession the original Seller's Foreign Investment Real Property Tax Act Affidavit. Property Title, Inc. has advised me that they will hold this Affidavit for 5 years, then it will be destroyed.

A large, stylized handwritten signature in black ink, written over a horizontal line.

Buyer

012.05.2021

Date

Buyer

Date

COMPLIANCE AGREEMENT

STATE OF LOUISIANA
PARISH OF JEFFERSON

The undersigned Buyer and Seller acknowledge that Property Title, Inc. and The Law Offices of Sidney D. Torres, III, APLC are representing the mortgage lender, if applicable, in the above referenced transaction and do not represent the Buyer and/or Seller in this transaction, even if a lender is not involved. The Parties further agree that their payments of any portion of the cost of title insurance, which cost includes sums payable to Property Title, Inc., and for the work performed in producing the closing documents, issuing the title insurance, and/or any title curative work, if necessary, and which amounts are being paid incident to the closing does not give rise to the creation of an attorney-client relationship between the Buyer and/or Seller and Property Title, Inc. and The Law Offices of Sidney D. Torres, III, APLC. Buyer and/or Seller also acknowledge that they have the right, if they wish, to retain counsel of their choice to see that their legal interests and rights are protected.

The undersigned seller (s) and borrower (s) (hereafter "Parties") in consideration of the services performed by Property Title, Inc. today in conjunction with the closing of property located at: 212 Warrington Drive, New Orleans, LA 70122, if requested by Property Title, Inc. or someone acting on behalf of Property Title, Inc., to fully cooperate and adjust for clerical errors, any and all closing documentation deemed necessary or desirable in the reasonable discretion of Property Title, Inc. to enable Property Title, Inc. to fully complete its responsibility and obligations in connection with said closing pursuant to the insured closing letter, purchase agreement and agreements with its underwriters and lenders.

The Parties further agree to indemnify and hold harmless Property Title, Inc. for any and all consequences resulting from building contract(s) on the subject property for recent constructions and agree to assist Property Title, Inc. in canceling any and all open inscriptions from the public records resulting from such open building contract(s).

The Parties further agree to comply with all requests by Property Title, Inc. within 10 days from date of mailing of said requests by Property Title, Inc.. Seller (s) and borrower (s) agree to assume all costs including but not limited to, actual expenses and legal fees for failing to comply with Property Title, Inc.'s request in the above noted time period.

The Parties do hereby so agree and covenant in order to assure that the closing documentation executed this date will conform and be in conformity with Property Title, Inc.'s responsibility and obligations in connection with said closing pursuant to the insured closing letter and agreements with its underwriters and mortgagee/lenders.

Title to the property has been examined only through a date prior to this. The Parties agree to cause the removal of any intervening matters affecting title filed of public record between the date of the prior examination and the date of recordation of the deed(s) or mortgage(s) contemplated by the closing and agree to indemnify and hold harmless Property Title, Inc., its underwriters and any mortgagee of the property from and against all loss, costs, damages or expense, including attorney fees, occasioned by the filing of any intervening matters of public record. The Parties confirm and acknowledge that any title search or examination performed by Property Title, Inc. or its employees was done solely on behalf of its title insurance underwriter and not on behalf of the Parties.

PURCHASER acknowledges that he has been advised to file his homestead exemption upon receipt of the recorded documents or no later than six (6) weeks subsequent to the closing date. **Failure to do so could result in property taxes being levied against the assessed value.**

SELLER hereby agrees that should the payoff on the mortgage (s) be more than has been quoted by his lender (s), the SELLER will remit an amount equal to the overage within twenty four (24) hours of the notification by PROPERTY TITLE, INC. AND/OR THE LAW OFFICES OF SIDNEY D. TORRES, III.

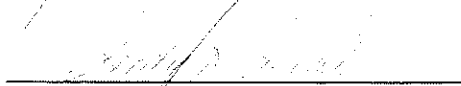
Dated effective this the 12th day of May, 2021.

~~The Next Solar Energy Technology, Inc.~~

By: 
Wiliomar Oliveira, President

J&M Nola Construction, LLC

By: 
Alma Loredó, Manager/Member


Sandy H. Schulé, NOTARY PUBLIC
My commission expires: at my death

SANDY H. SCHULE
NOTARY #38352, Jefferson Parish
My commission expires at my death.

