

FOR SALE



CBD/WAREHOUSE DISTRICT PARKING LOT

521-549 O'KEEFE AVENUE & 522-546 S RAMPART ST

NEW ORLEANS, LA 70113



PRIME DEVELOPMENT SITE
ONE BLOCK OFF OF POYDRAS & LOYOLA

**OFFERING
MEMORANDUM**



Exclusively offered by:

BARRY SPIZER, CCIM

(504) 620-0348

bspizer@srsa-realestate.com



PROPERTY OVERVIEW

LOCATION: 521-549 O'Keefe Ave & 522-546 S Rampart St
(corner of Lafayette Street)

New Orleans, Louisiana 70113

LEGAL DESCRIPTION: First Municipal District, Square 272, Lots 1-8,
Lot 1,2,11&6 (All fronting O'Keefe Ave)

First Municipal District, Square 272, Lot A (or 17), B (or 18), Lot 19, Lot 20 (or 6), Lot 21 (or 5), Lot 22 (or 4), Lot 23 (or 3) and Lot 24 (or 2)
(All fronting S Rampart St)

LAND AREA: **O'Keefe Side**

245.33' (Fronting O'Keefe Ave) x 66.53'/38.69'
(Deep)

S Rampart Side

187.88' (Fronting S Rampart St) x 94.81'/92.42'
(Deep)

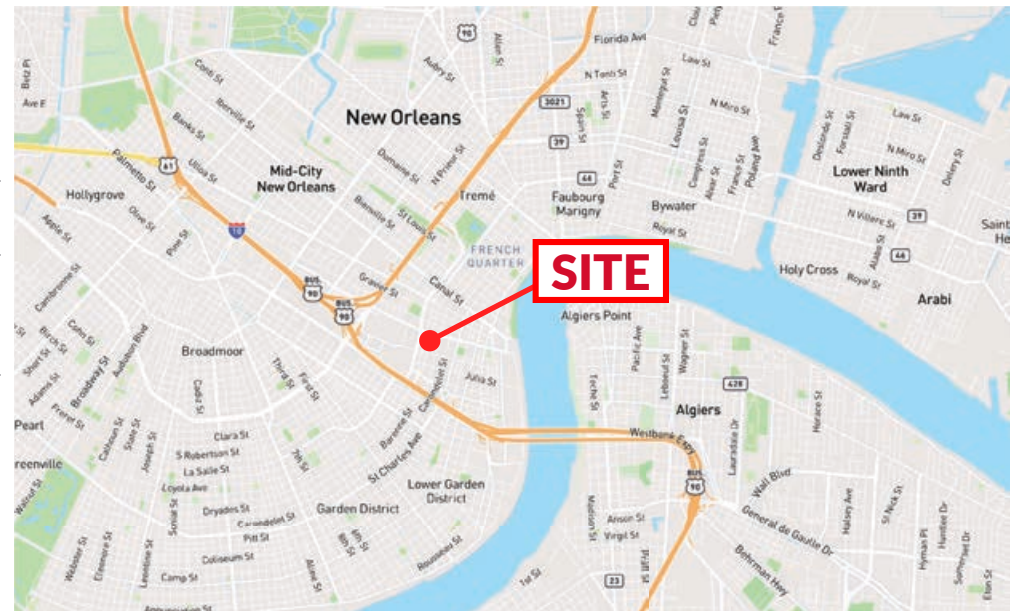
Total Land Area: 34,424 SF

PARKING: 126 Parking Spaces

ZONING: CBD-1

Core Central Business District

PRICE: **\$10,500,000**



GREAT SITE FOR DEVELOPMENT OF:



RETAIL



HOTELS



RESTAURANTS



CONDOS
APARTMENTS



ART GALLERIES
MUSEUMS

HIGHLIGHTS

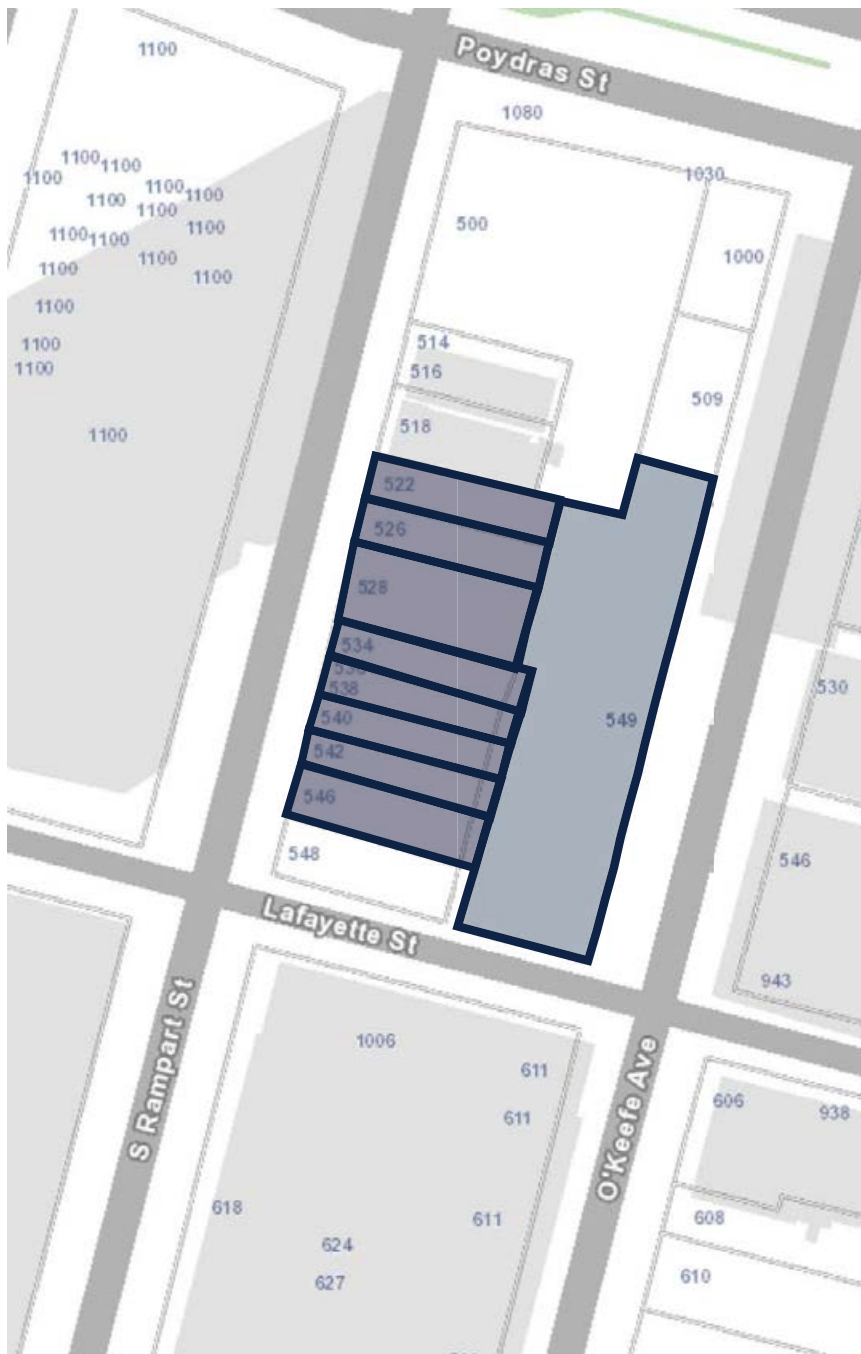
- Great location near the Superdome, numerous hotels, restaurants, and office towers
- **Zoning allows for a 185 ft / 15 floor height limit**
- Next door to the South Market Development with upscale apartments and condos as well as restaurants, CVS drug store, Rouses Supermarket and numerous art galleries
- Easy access to I-10
- Half block off Poydras Street
- Next to Energy Center, BankPlus Tower, and Entergy Headquarters Building
- Easy walk to the French Quarter and Convention Center
- Cleared and ready for development





521-549 O'KEEFE AVE & 522-546 S RAMPART ST - ZONING

NEW ORLEANS, LA



PROPERTY INFORMATION

Site Address: 549 O'Keefe Ave
522,526,528,534,536,540,542,546 S Rampart St,
LA, 70113

Owner Name: Bart Park LLC

Property Description:

549: SQ 272 PT LOTS 1-8&1.2&11 O'KEEFE & LAFAYETTE 244XD66
522: SQ 272 LOT A OR 17 S RAMPART 21' 2" X 95' 11" PT 19 SRAMPART 21' 2" X 95' 11" OR LOTS A & B
526: SQ 272 LOT B OR 18 S RAMPART 21' 2" X 95' 11" PT 19 SRAMPART 21' 2" X 95' 11" OR LOTS A & B
528: SQ 272 PT LOT 19 S RAMPART 21' 2" X 95' 11" PT 19 SRAMPART 21' 2" X 95' 11" OR LOTS A & B
534: SQ 272 LOT 6 OR 20 S RAMPART 21' 2" X 95' 11" PT 19 SRAMPART 21' 2" X 95' 11" OR LOTS A & B
536: SQ 272 LOT 5 OR 21 S RAMPART 19' 4" X 92' 5" PT 19 SRAMPART 19' 4" X 92' 5" OR LOTS A & B
540: SQ 272 LOT 4 OR 22 S RAMPART 19' 10" X 95' 11" PT 19 SRAMPART 19' 10" X 95' 11" OR LOTS A & B
542: SQ 272 LOT 3 OR 23 RAMPART 19' 7" X 95' 8" PT 19 SRAMPART 19' 7" X 95' 8" OR LOTS A & B
546: SQ 272 LOT 2 OR 24 S RAMPART 25' 3" X 95' 5" PT 19 SRAMPART 25' 3" X 95' 5" OR LOTS A & B

Lot: VARI

Block: 272

ZONING

Zoning District: CBD-1

Zoning Description:

CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District
(<http://czo.nola.gov/article-17/>)

FUTURE LAND USE

Future Land Use: DMU

Future Land Use Description:

Mixed-Use Downtown
(<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

OVERLAYS & INTERIM ZONING DISTRICTS

Overlay / IZD Description:

Maximum FAR Subject to Height Limit
Visit City Planning's site to view the regulations of this Overlay.
(<http://czo.nola.gov/article-17/#17-4-A>)

Overlay / IZD Description:

Residential Short Term Rental Interim Zoning District
Visit City Planning's site to view the regulations of this Overlay.
(<https://czo.nola.gov/czo/media/IZD/2022/M-22-467-Residential-STR-Prohibition-IZD.pdf>)

Overlay / IZD Description:

Bed and Breakfast Interim Zoning District
Visit City Planning's site to view the regulations of this Overlay.
(<https://czo.nola.gov/czo/media/IZD/2023/M-23-59-Bed-and-Breakfast-IZD.pdf>)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.

MANDATORY INCLUSIONARY ZONING

MIZ Mandatory Inclusionary Zoning Sub-Districts; Core Sub-District
View the CZO article on Mandatory Inclusionary Zoning.
(<https://czo.nola.gov/article-28/>)

NATIONAL REGISTER OF HISTORIC PLACES

Name: Upper Central Business District

NATIONAL REGISTER DEMOLITION REVIEW DISTRICT

This property falls within the boundary of the National Register Demolition Review District. The National Register Demolition Review District boundaries are described in M.C.S. 28520. For more information, visit the NRDRD Safety and Permits page.
(<https://nola.gov/next/safety-and-permits/home/>)



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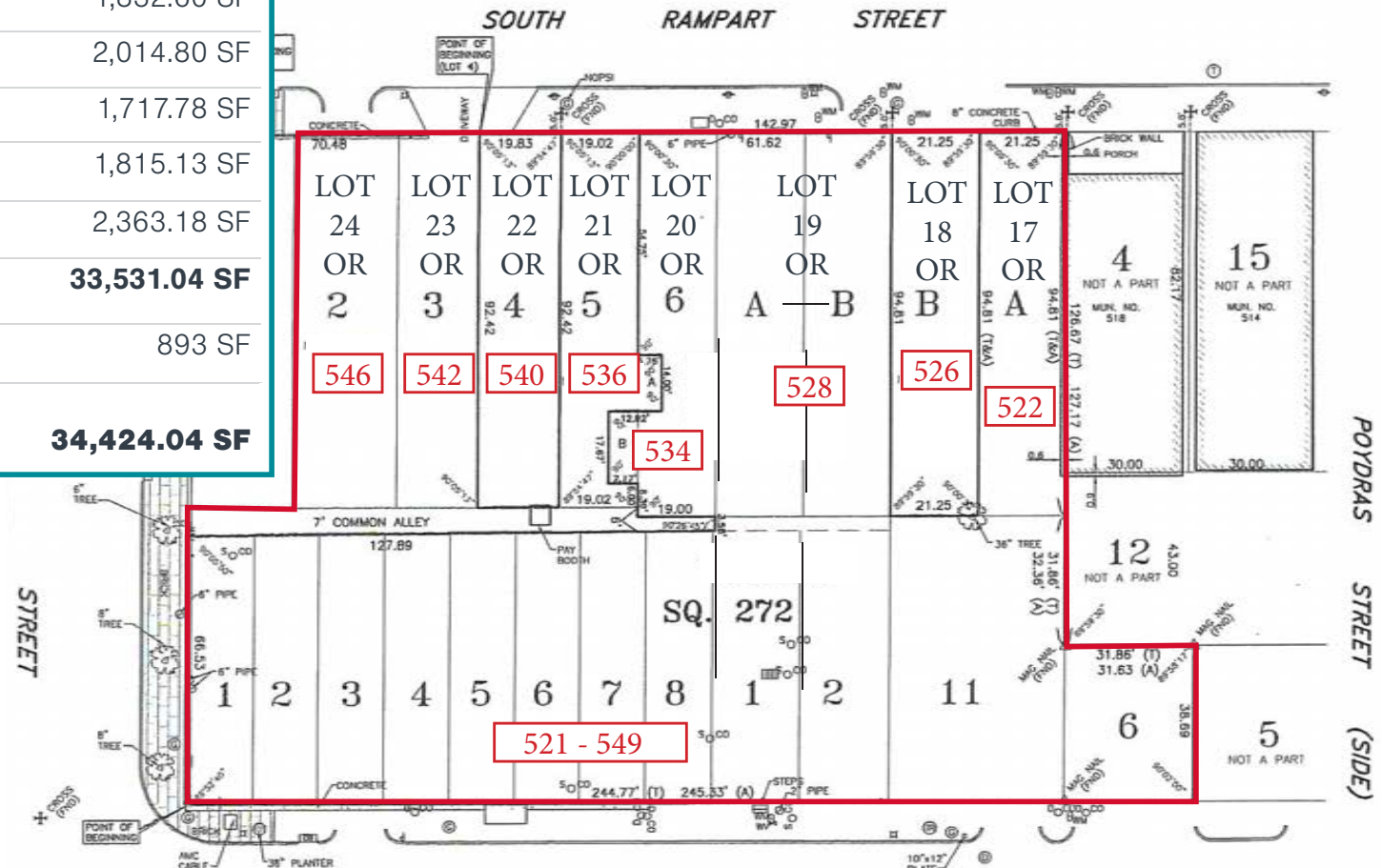
2555 Severn Avenue, Suite 200
Metairie, LA 70002
www.SRSacommercial.com



LOT AREA SUMMARY

As per survey

1. ECKHARDT PURCHASE	23,787.55 SF
a. SQ.272 - Lots 1-8, 1, 2, 11 & 6 (fronts O'Keefe Ave) & Lots A, A-B, & 6 (fronts S Rampart St)	
b. Lot 4 (or 22)	1,832.60 SF
2. Lot B (or 18) - Wren	2,014.80 SF
3. Lot 5 (or 21) - Cross	1,717.78 SF
4. Lot 3 (or 23) - Morial	1,815.13 SF
5. Lot 2 (or 24) - Schimek	2,363.18 SF
TOTAL	33,531.04 SF
6. Alley - Common	893 SF
GRAND TOTAL	34,424.04 SF

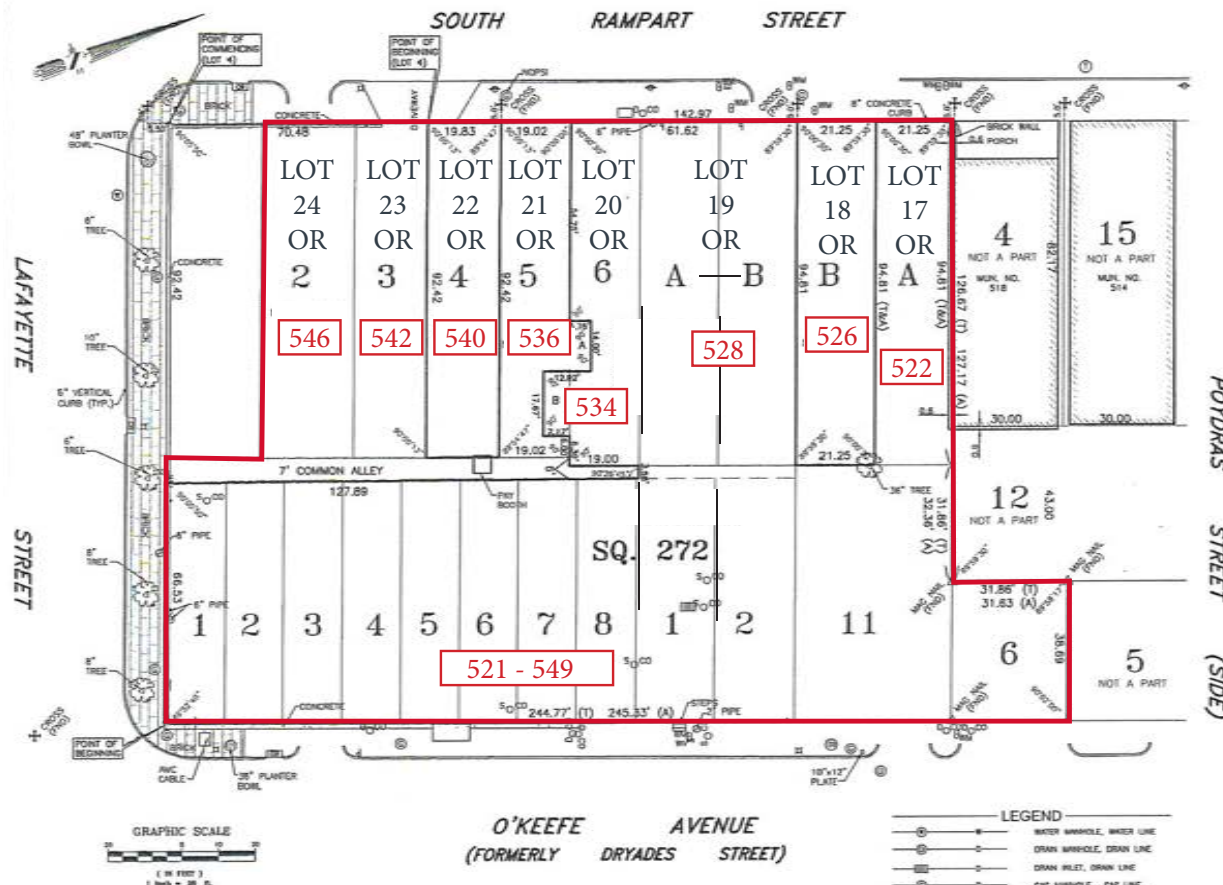


ADDRESS



FULL SITE SURVEY*

*See Appendix for individual surveys



— LEGAL DESCRIPTION

[illegible]

I CERTIFY TO BART PARK, LLC, CAPODEVILLE TITLE CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON 05/04/2010 UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:IX, CHAPTER 25 FOR A CLASS "C" SURVEY.

GEC INC.

By: _____
C. Randall Olson, P.L.S.
L.S. Reg. No. 4474
Date: 2/9/2011
Revised: 3/9/2011 TO CORRECT BOUNDARY BETWEEN LOTS 5 AND 6.
REVISED 3/25/2011 TO REMOVE PORTION OF COMMON ALLEY FROM PROPERTY.
REVISED 3/28/2011 TO REVISE COMMON LINE OF LOTS A AND 4.

SHEET NO. 1 OF 1

**BOUNDARY AND IMPROVEMENT SURVEY
OF LOTS 1 THRU 8, 1, 2, 11, AND 6 (FRONTING O'KEEFE
AVENUE), AND LOTS 4, A, B, A AND PART OF LOT 6
(FRONTING SOUTH RAMPART STREET), SQUARE 272,
1ST MUN. DISTRICT, NEW ORLEANS,
ORLEANS PARISH, LOUISIANA**

G.E.C., Inc.
3013 27th St., Metairie, LA 70002 (504) 837-9470
1580 W. Causeway Approach, Mandeville, LA 70471 (985) 624-5125

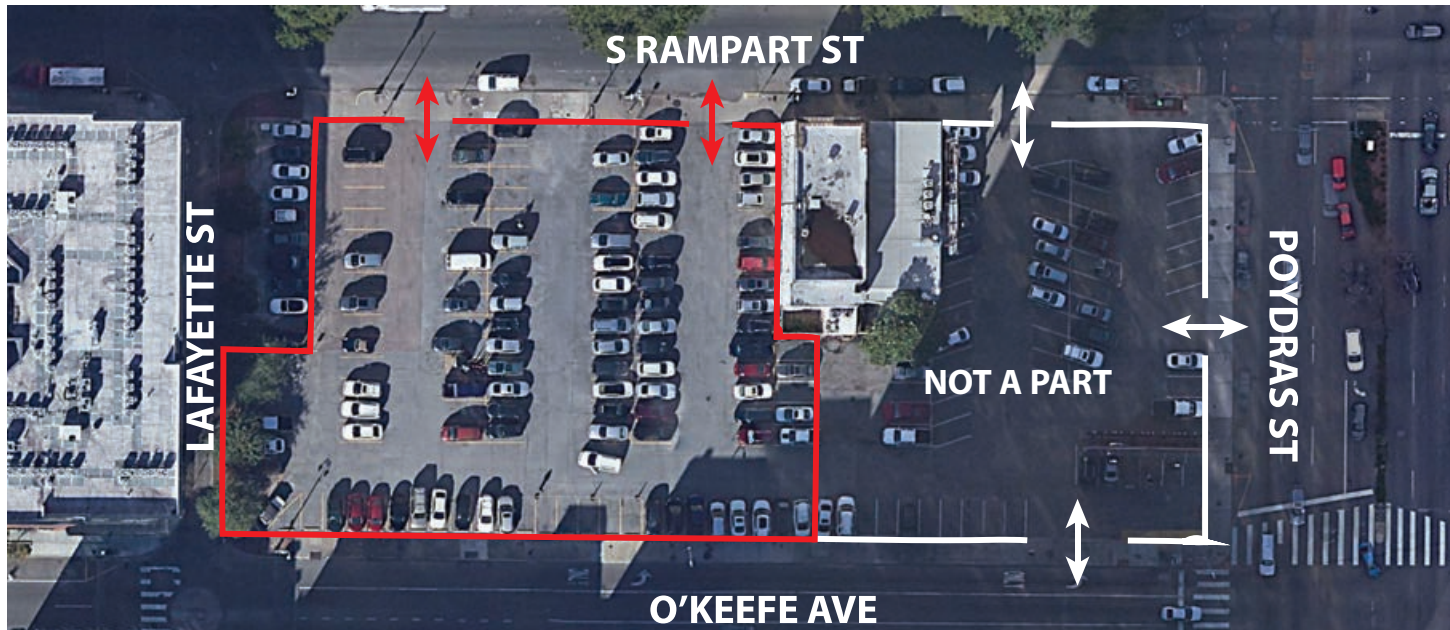
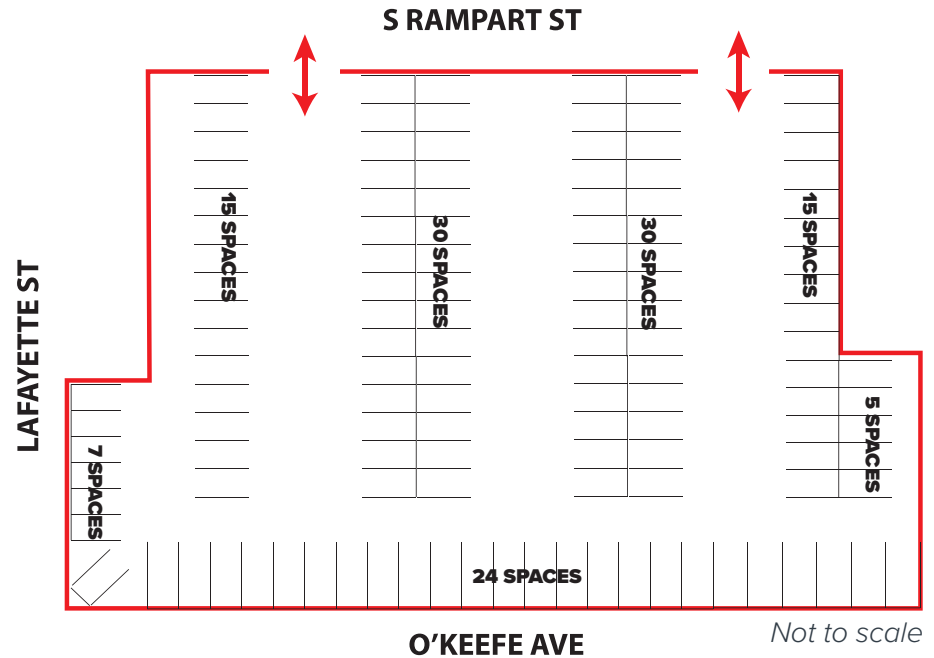
SCALE: 1" = 20'	DRAWN BY: APW
DATE: 2/9/2011	CHECKED BY: ORD
JOB NO. 11-00040	

ADDRESS

EXISTING PARKING SPACES

Total Parking Spaces: 126 Spaces

- Monthly rental (per space): \$237 / Month
- Leased to SP+ Parking through 10/31/24
- Tenant Pays \$19,123/mo rent plus insurance, maintenance, utilities, & parking taxes
- Landlord has free use of 95 spaces (85 - Mon-Fri; 10 - 24/7)
- Landlord pays property taxes
- Rent steps up to \$19,696/mo on 11/1/23
- Lease is cancellable with 30 day notice if lot is sold



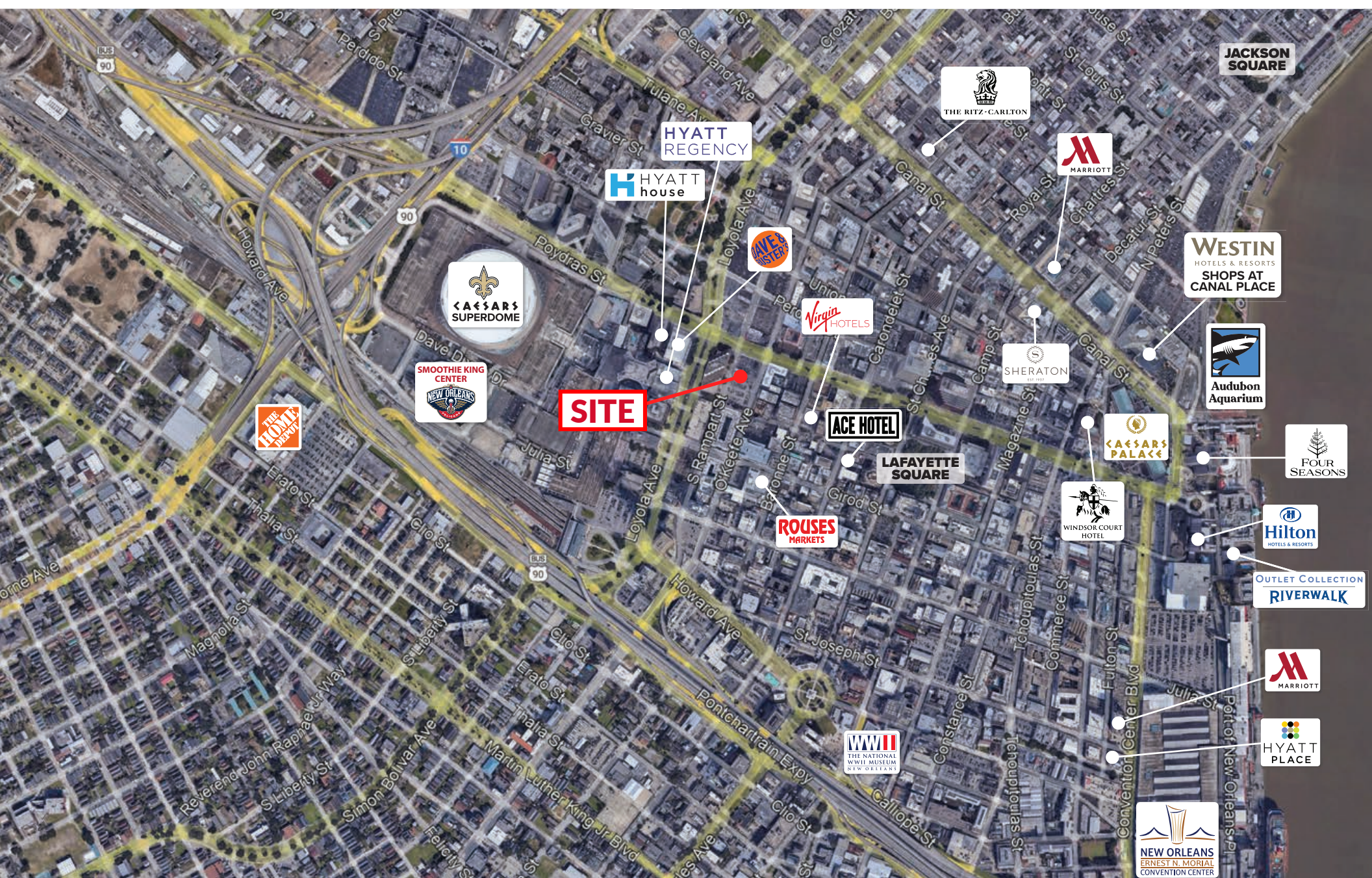
NEW ORLEANS DOWNTOWN - BY AREA



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NEW ORLEANS CBD AND WAREHOUSE DISTRICT



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AREA AMENITIES AERIAL

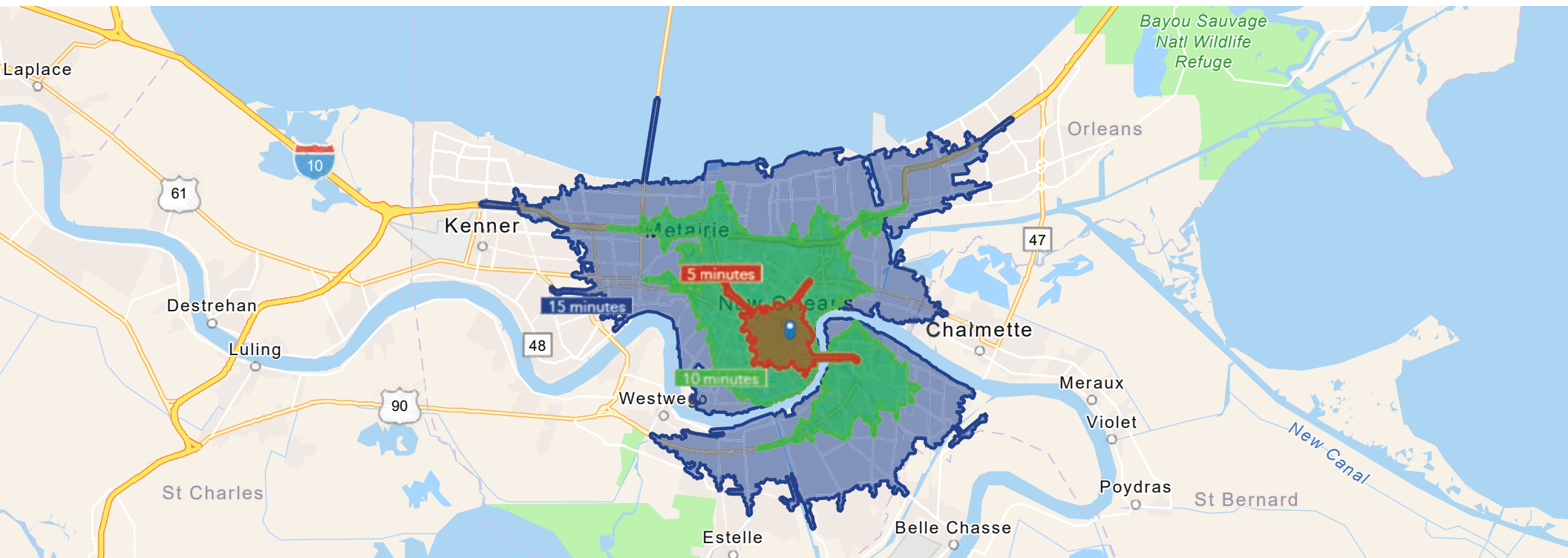


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DEMOGRAPHICS



POPULATION

Total Population (2022)

Median Age

Median Age (Male)

Median Age (Female)

5 MINUTES

28,414

36.5

36.6

36.4

10 MINUTES

214,320

37.8

37.2

38.4

15 MINUTES

524,229

38.0

37.0

39.0

HOUSEHOLDS & INCOME

Total Households (2022)

Median HH Income

Average HH Income

5 MINUTES

14,444

\$37,118

\$77,723

10 MINUTES

100,500

\$50,066

\$86,033

15 MINUTES

230,085

\$53,557

\$86,743





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NEW ORLEANS, LA 70113

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(504) 620-0348

bspizer@srsa-realestate.com

DISCLAIMER

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

All materials and information received or derived from SRSA Commercial Real Estate, Inc. ("SRSA") are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILLIGENCE.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SRSA will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.



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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____





CBD/WAREHOUSE DISTRICT PARKING LOT

521-549 O'KEEFE AVENUE & 522-546 S RAMPART ST

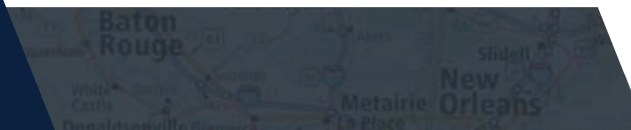
NEW ORLEANS, LA 70113

APPENDIX INDIVIDUAL SURVEYS

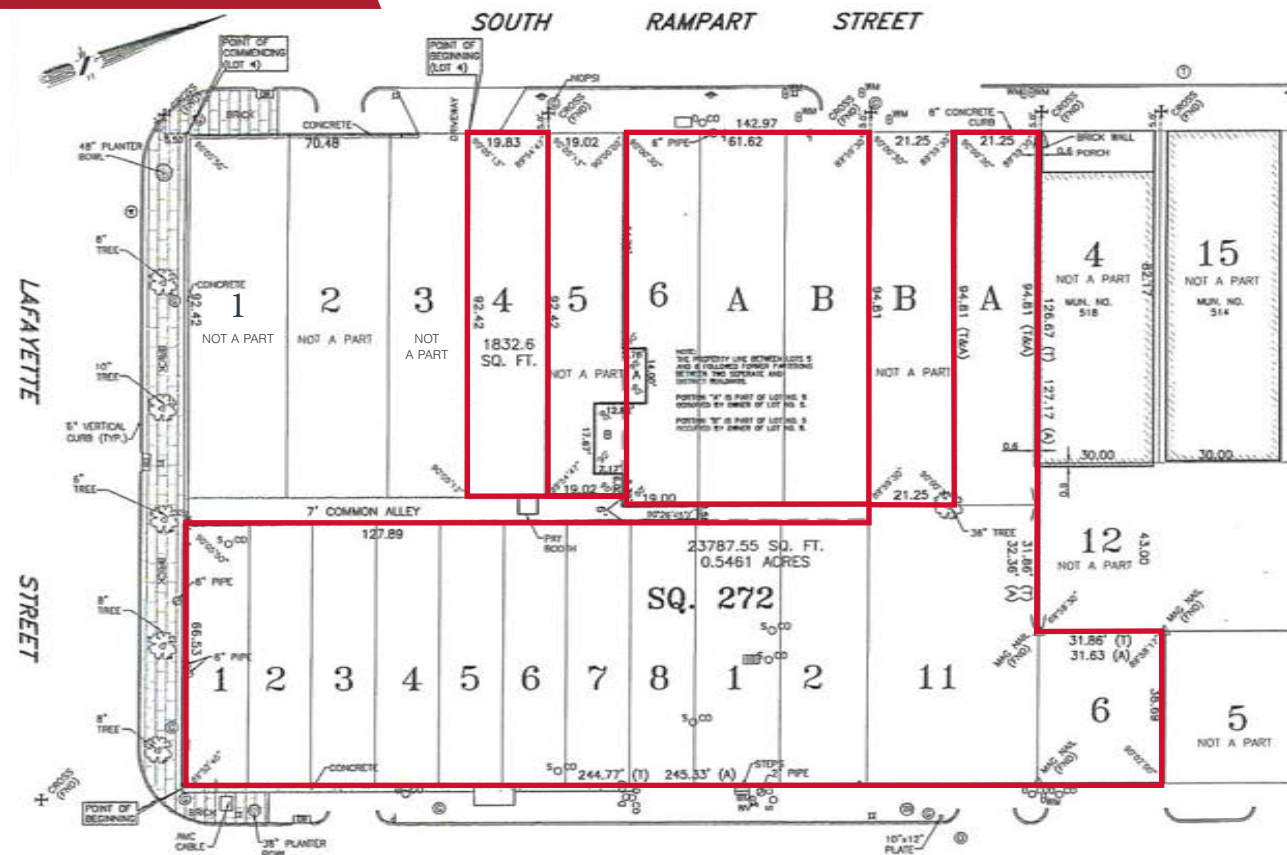


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ECKHARDT PURCHASE



LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF LAFAYETTE STREET WITH THE WESTERLY LINE OF ECKHARDT AVENUE (FORMERLY DRYADES STREET);

THENCE PROCEED IN A WESTERLY DIRECTION, ALONG SAID NORTHERLY LINE OF LAFAYETTE STREET, A DISTANCE OF 18.53 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A NORTHERLY DIRECTION, ALONG THE WEST LINE OF A 7' COMMON ALLEY, A DISTANCE OF 10.88 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A WESTERLY DIRECTION A DISTANCE OF 3.08 FEET TO A POINT LOCATED AT THE SOUTHWEST CORNER OF LOT 4;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF 18.83 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A WESTERLY DIRECTION A DISTANCE OF 8.33 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF 7.17 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A WESTERLY DIRECTION A DISTANCE OF 10.81 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A NORTHERLY DIRECTION A DISTANCE OF 12.83 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A WESTERLY DIRECTION A DISTANCE OF 14.08 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF 5.74 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A WESTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 5 AND 6, A DISTANCE OF 54.75 FEET TO A POINT ON THE EASTERLY LINE OF SOUTH RAMPART STREET;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 84.81 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN AN EASTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 8 AND 9, A DISTANCE OF 94.81 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A NORTHERLY DIRECTION, ALONG THE EASTERLY LINE OF LOT 8, A DISTANCE OF 21.25 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A WESTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 8 AND 9, A DISTANCE OF 104.87 (TITLED 107.17 (ACTUAL) FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 2;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A NORTHERLY DIRECTION, ALONG THE EASTERLY LINE OF LOT 12, A DISTANCE OF 31.86 (TITLED 31.83 (ACTUAL) FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN AN EASTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 4 AND 5, A DISTANCE OF 20.83 FEET TO A POINT ON SAID WESTERLY LINE OF ECKHARDT AVENUE;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A SOUTHERLY DIRECTION, ALONG SAID WESTERLY LINE OF ECKHARDT AVENUE, A DISTANCE OF 345.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 0.5461 ACRES OR 23787.55 SQUARE FEET.

LOT 4:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF LAFAYETTE STREET WITH THE EASTERLY LINE OF SOUTH RAMPART STREET;

THENCE PROCEED IN A SOUTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 70.48 FEET TO THE POINT OF BEGINNING, LOCATED AT THE NORTHEAST CORNER OF LOT 4;

THENCE CONTINUE IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 14.82 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN AN EASTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 4 AND 5, A DISTANCE OF 92.42 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A SOUTHERLY DIRECTION, A DISTANCE OF 19.83 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A WESTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 3 AND 4, A DISTANCE OF 84.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1832.6 SQUARE FEET.

I CERTIFY TO BART PARK, LLC, CARPOVELLE, TITLE CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XX, CHAPTER 25 FOR A CLASS "C" SURVEY.

G.E.C., INC.

By: C. Randall Dixon, P.L.S.
 L.S. Reg. No. 4474
 Date: 2/9/2011
 REMISED 3/9/2011 TO CORRECT BOUNDARY BETWEEN LOTS 5 AND 6.
 REMISED 3/25/2011 TO REMOVE PORTION OF COMMON ALLEY FROM PROPERTY.
 REMISED 3/28/2011 TO REVISE COMMON LINE OF LOTS 4 AND 5.

SHEET NO. 1 OF 1

BOUNDARY AND IMPROVEMENT SURVEY
 OF LOTS 1 THRU 8, 1, 2, 11, AND 6 (FRONTING O'KEEFE AVENUE), AND LOTS 4, A, B, A AND PART OF LOT 6 (FRONTING SOUTH RAMPART STREET), SQUARE 272, 1ST MUN. DISTRICT, NEW ORLEANS, ORLEANS PARISH, LOUISIANA

G.E.C., Inc.

3013 27th St., Metairie, LA 70002 (504) 837-9470
 1580 W. Causeway Approach, Mandeville, LA 70471 (985) 624-5125

SCALE: 1" = 20'
 DATE: 2/9/2011
 JOB NO. 11-00040

DRAWN BY: APW
 CHECKED BY: CRD

O'KEEFE AVENUE
 (FORMERLY DRYADES STREET)

NOTES

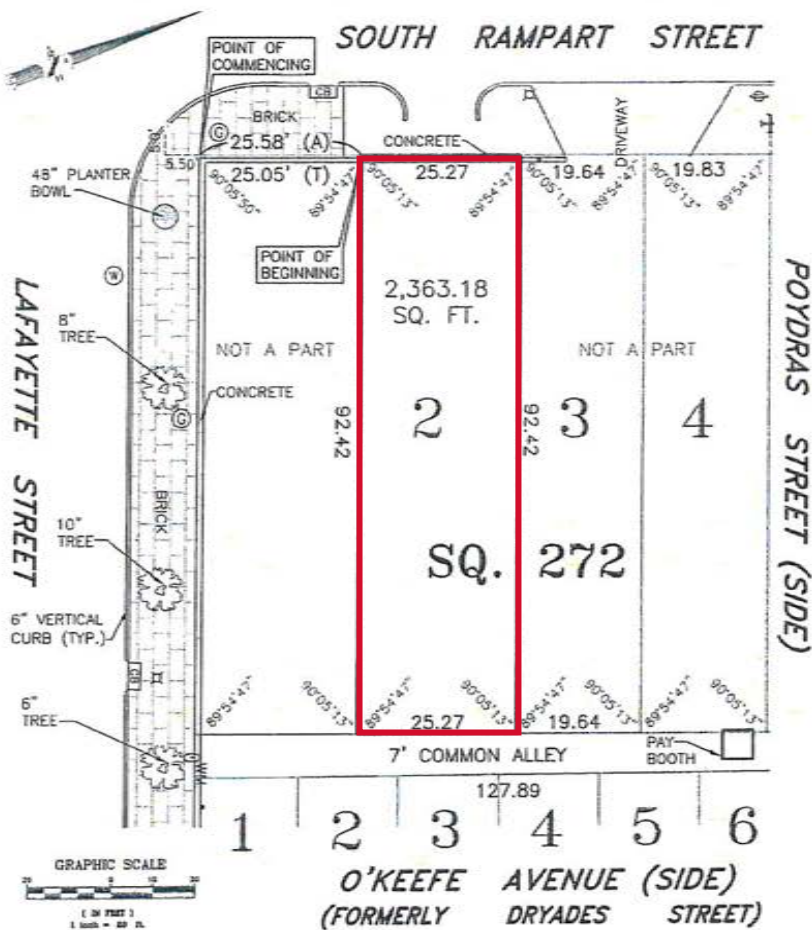
- 1) THE LOCATIONS OF UNDERGROUND AND OTHER HIDEABLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL HIDEABLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.
- 2) THE DIMENSIONS SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE DIMENSIONS ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN CONFIRMING THE DATA FOR THIS PLAN.
- 3) THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
- 4) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
- 5) I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND DETERMINED THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
 F. I. A. ZONE: A1, BASE FLOOD ELEVATION: 4.50 AS PER COMMUNITY PANEL NO. 225203 SHORE, DATED MARCH 2, 1984.
 AND FEMA ADVISORY BASE FLOOD ELEVATION MAP: MAP NO. LA-CC-31, DATED JUNE 5, 2006.
 ADVISORY BASE FLOOD ELEVATION (MFT): 4.00 FEET OR 3 FEET ABOVE HIGHEST EXISTING ADJACENT GROUND (CHECKS, BRIDGEHEADS, ETC. HIGHER).
- 6) ANGLES AND DIMENSIONS SHOWN HEREON ARE BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY OF SQUARE 272, PREPARED BY KOBBS, LAKE, LEMMON, CONSULTANTS, INC., DATED APRIL 2, 2006, JOB NO. 000261, AND OCEANVIEW PLANS.

GRAPHIC SCALE

(1 IN FEET)
 1 inch = 20 ft.

VICINITY MAP (N.T.S.)





FIDELITY NATION TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

ORDER NO. 11851

EFFECTIVE DATE: JUNE 20, 2011

SCHEDULE B

EXCEPTIONS:

§9. ANY AND ALL RESTRICTIONS, CONDITIONS, AND/OR SERVITUDES THAT APPEAR IN THE CHAIN OF TITLE AFFECTING THE PROPERTY DESCRIBED IN SCHEDULE A, HOWEVER, COMPANY WILL GUARANTEE THAT ANY SUCH RESTRICTIVE COVENANTS HAVE NOT BEEN VIOLATED SO AS TO AFFECT, AND THAT A FUTURE VIOLATION THEREOF WILL NOT AFFECT THE VALIDITY OR PRIORITY OF THE MORTGAGE HEREBY INSURED.

AFFECTS LOT 2 - NOT PLOTTABLE AND NO APPARENT SERVITUDES OBSERVED.

§10. THE ENCROACHMENT OF THE BRICK WALL AND/OR SERVITUDE FOR COMMON WALL AS SHOWN ON SURVEY BY GILBERT, KELLY & COUTURE, INC., SURVEYORS, DATED NOVEMBER 6, 1936, RECERTIFIED CORRECT ON OCTOBER 11, 1971 AND NOVEMBER 16, 1976 ATTACHED TO COB 743, FOLIO 421 (MOB 2284, FOLIO 442).

WALL NO LONGER EXISTS.

§11. THE LOT HAS THE USE OF A SEVEN FOOT ALLEYWAY ADJACENT TO THE REAR OF THE LOT AS SHOWN ON SURVEY BY GILBERT, KELLY & COUTURE, INC., SURVEYORS, DATED NOVEMBER 6, 1936, RECERTIFIED CORRECT ON OCTOBER 11, 1971 AND NOVEMBER 16, 1976 ATTACHED TO COB 743, FOLIO 421 (MOB 2284, FOLIO 442).

SHOWN ON SURVEY.

NOTES

1) THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

2) THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.

3) THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

4) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.

5) I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F. I. A. ZONE: A1, BASE FLOOD ELEVATION: 4.00 AS PER COMMUNITY PANEL NO. 225203 0180E, DATED MARCH 1, 1984; AND FEMA ADVISORY BASE FLOOD ELEVATION MAP, MAP NO. LA-OC31, DATED JUNE 5, 2004. ADVISORY BASE FLOOD ELEVATION (ABFE): 4.00 FEET OR 3 FEET ABOVE HIGHEST EXISTING ADJACENT GRADE (MEAG), WHICHEVER IS HIGHER.

6) ANGLES AND DISTANCES SHOWN HEREON ARE BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY OF SQUARE 272, PREPARED BY KREBS, LASALLE, LEVIEUX, CONSULTANTS, INC., DATED APRIL 3, 2008, JOB NO. 080081, AND DETHEMECOURT PLANS.

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF LAFAYETTE STREET WITH THE EASTERLY LINE OF SOUTH RAMPART STREET;

THENCE PROCEED IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 25.58 FEET (ACTUAL) 25.05 FEET (TITLE) TO THE POINT OF BEGINNING, LOCATED AT THE SOUTH WEST CORNER OF LOT 2;

THENCE CONTINUE IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 25.27 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 89°54'47", PROCEED IN AN EASTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 2 AND 3, A DISTANCE OF 82.42 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°05'13", PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF 25.27 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 89°54'47", PROCEED IN A WESTERLY DIRECTION A DISTANCE OF 92.42 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PROPERTY CONTAINS 2,363.18 SQUARE FEET.

LEGEND

	SEWER MANHOLE, SEWER LINE
	WATER MANHOLE, WATER LINE
	DRAIN MANHOLE, DRAIN LINE
	DRAIN INLET, DRAIN LINE
	GAS MANHOLE, GAS LINE
	TELEPHONE MANHOLE, U.S. LINE
	POWER POLE, OVERHEAD LINES
	POWER MANHOLE, U.S. LINES
	FENCE LINE
	CATCH BASIN
	GAS METER
	GAS VALVE
	WATER METER
	SEWER CLEANOUT
	DRAIN CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	ANCHOR
	SIGN
	GUARD POST
	LIGHT POLE
	TREE

I CERTIFY TO BART PARK, LLC, CAPOEVILLE TITLE CORPORATION AND FIDELITY NATION TITLE INSURANCE COMPANY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:LR, CHAPTER 25 FOR A CLASS "C" SURVEY.

G.E.C., INC.

By: *C. Randall Dixon*
C. RANDALL DIXON, P.L.S.
La. Reg. No. 4474
Date: 7/2/2011

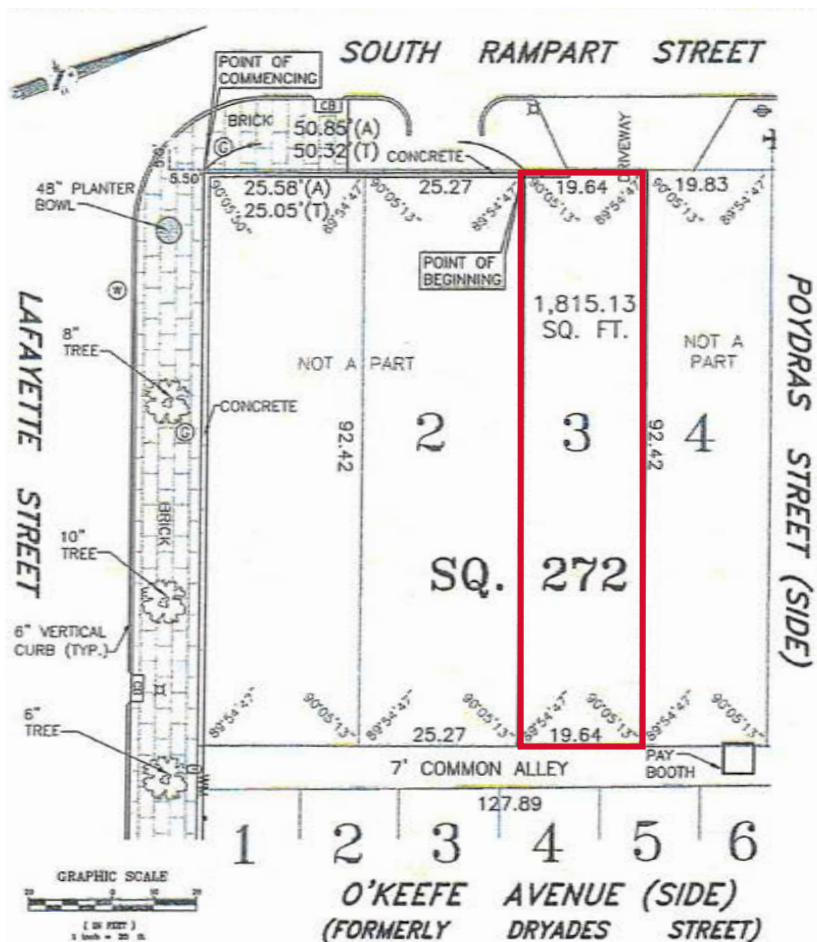


ALTA/ACSM SURVEY
OF LOT 2, SQUARE 272,
1ST MUN. DISTRICT,
NEW ORLEANS,
ORLEANS PARISH, LOUISIANA

G.E.C., Inc.

3013 27th St., Metairie, LA 70002 (504) 837-9470
1580 W. Causenway Approach, Mandeville, LA 70471 (985) 624-5125

SCALE: 1" = 20' DRAWN BY: WRM
DATE: 7/2/2011 CHECKED BY: CRD
JOB NO. 11-00281-10742



FIDELITY NATION TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

SCHEDULE A
ORDER NO. 11860
EFFECTIVE DATE: JUNE 21, 2011

SCHEDULE B - PART II
NO EXCEPTIONS

LEGEND	
	SEWER MANHOLE, SEWER LINE
	WATER MANHOLE, WATER LINE
	DRAIN MANHOLE, DRAIN LINE
	GAS MANHOLE, GAS LINE
	TELEPHONE MANHOLE, U.C. LINE
	POWER POLE, OVERHEAD LINES
	FENCE LINE
	CATCH BASIN
	GAS METER
	GAS VALVE
	WATER METER
	SEWER CLEANOUT
	DRAIN CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	ANCHOR
	SIGN
	GUARD POST
	LIGHT POLE
	TREE

NOTES

- 1) THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.
- 2) THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPIING THE DATA FOR THIS PLAN.
- 3) THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
- 4) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
- 5) I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F. I. A. ZONE: A1, BASE FLOOD ELEVATION: 4.00 AS PER COMMUNITY PANEL NO. 225203 0160E, DATED MARCH 1, 1984; AND FEMA ADVISORY BASE FLOOD ELEVATION MAP, MAP NO. LA-CC31, DATED JUNE 5, 2005. ADVISORY BASE FLOOD ELEVATION (ABFE): 4.00 FEET OR 3 FEET ABOVE HIGHEST EXISTING ADJACENT GRADE (HEAD), WHICHEVER IS HIGHER.
- 6) ANGLES AND DISTANCES SHOWN HEREON ARE BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY OF SQUARE 272, PREPARED BY KREBS, LASALLE, LEMUEUX, CONSULTANTS, INC., DATED APRIL 3, 2006, JOB NO. 060081, AND CETHENECOURT PLANS.

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF LAFAYETTE STREET WITH THE EASTERLY LINE OF SOUTH RAMPART STREET;

THENCE PROCEED IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 50.85 FEET (ACTUAL) 50.32 FEET (TITLE) TO THE POINT OF BEGINNING, LOCATED AT THE SOUTHWEST CORNER OF LOT 3;

THENCE CONTINUE IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 19.64 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 89°54'47", PROCEED IN AN EASTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 3 AND 4, A DISTANCE OF 92.42 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°05'13", PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF 19.64 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 89°54'47", PROCEED IN A WESTERLY DIRECTION A DISTANCE OF 92.42 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PROPERTY CONTAINS 1,815.13 SQUARE FEET.

I CERTIFY TO BART PARK, LLC, CAPOEUVILLE TITLE CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 25 FOR A CLASS "C" SURVEY.

G.E.C., INC.

By: *C. Randolph Dixon*
C. Randolph Dixon, P.L.S.
La. Reg. No. 4474
Date: 7/5/2011



SHEET NO. 1 OF 1	
ALTA/JACSM SURVEY OF LOT 3, SQUARE 272, 1ST MUN. DISTRICT, NEW ORLEANS, ORLEANS PARISH, LOUISIANA	
G.E.C., Inc. 2013 27th St., Metairie, LA 70002 (504) 837-9470 1580 W. Causeway Approach, Metairie, LA 70071 (504) 837-5125	
SCALE: 1" = 20'	DRAWN BY: MFM
DATE: 7/5/2011	CHECKED BY: CRD
JOB NO. 11-0281-15743	

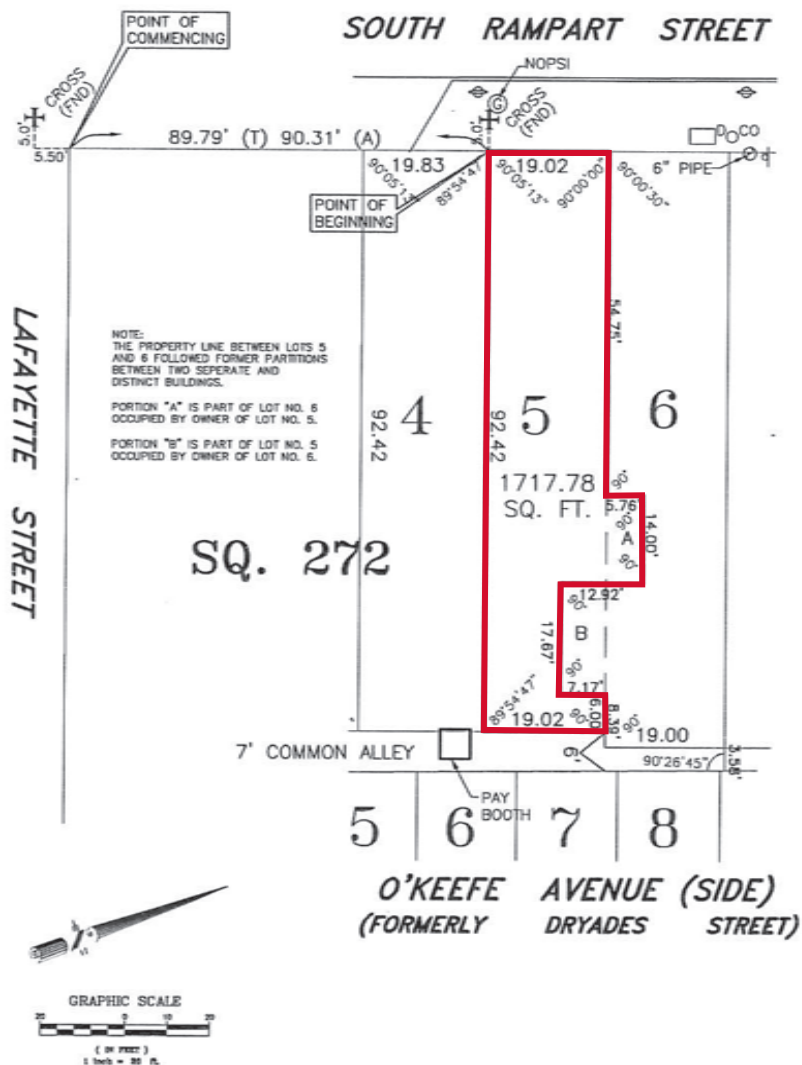


521-549 O'KEEFE AVE & 522-546 S RAMPART ST - SURVEY

NEW ORLEANS, LA

LOT 5

LOT 5



LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF LAFAYETTE STREET WITH THE EASTERLY LINE OF SOUTH RAMPART STREET;

THENCE PROCEED IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 89.79 FEET (TITLE) 90.31 FEET (ACTUAL) TO THE POINT OF BEGINNING, LOCATED AT THE NORTHWEST CORNER OF LOT 4;

THENCE CONTINUE IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 19.02 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN AN EASTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 5 AND 6, A DISTANCE OF 54.75 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A NORTHERLY DIRECTION A DISTANCE OF 5.76 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A EASTERLY DIRECTION A DISTANCE OF 14.00 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF 12.92 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A EASTERLY DIRECTION A DISTANCE OF 17.67 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A NORTHERLY DIRECTION A DISTANCE OF 7.17 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A EASTERLY DIRECTION A DISTANCE OF 6.00 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90°00'00", PROCEED IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF A 7' COMMON ALLEY, A DISTANCE OF 19.02 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 89°54'47", PROCEED IN A WESTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS 4 AND 5, A DISTANCE OF 62.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 1717.78 SQUARE FEET.

NOTES

- 1) THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.
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- 4) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
- 5) I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F. I. A. ZONE: A1, BASE FLOOD ELEVATION: 4.00 AS PER COMMUNITY PANEL NO. 225203 0160C, DATED MARCH 1, 1984; AND FEMA ADVISORY BASE FLOOD ELEVATION MAP, MAP NO. LA-CC31, DATED JUNE 5, 2006. ADVISORY BASE FLOOD ELEVATION (ABFE): 4.00 FEET OR 3 FEET ABOVE HIGHEST EXISTING ADJACENT GRADE (HEAD), WHICHEVER IS HIGHER.
- 6) ANGLES AND DISTANCES SHOWN HEREON ARE BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY OF SQUARE 272, PREPARED BY KREBS, LASALLE, LEMIEUX, CONSULTANTS, INC., DATED APRIL 3, 2006, JOB NO. 080081, AND DEHEMEOCCUR PLANS.

I CERTIFY TO BART PARK, LLC, CAPDEVILLE TITLE CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:IX, CHAPTER 25 FOR A CLASS "C" SURVEY.

G.E.C., INC.

By: C. Randall Dixon, P.L.S.
Lic. Reg. No. 4474
Date: 2/9/2011
REVISED 3/9/2011 TO REVISE BOUNDARY BETWEEN LOTS 5 AND 6.
REVISED 3/25/2011 TO REMOVE PORTION OF COMMON ALLEY FROM PROPERTY.
REVISED 3/28/2011 TO REVISE CERTIFICATION.

LEGEND	
	SEWER MANHOLE, SEWER LINE
	WATER MANHOLE, WATER LINE
	DRAIN MANHOLE, DRAIN LINE
	DRAIN INLET, DRAIN LINE
	GAS MANHOLE, GAS LINE
	TELEPHONE MANHOLE, U.G. LINE
	POWER POLE, OVERHEAD LINES
	POWER MANHOLE, U.G. LINES
	FENCE LINE
	CATCH BASIN
	GAS METER
	GAS VALVE
	WATER METER
	SEWER CLEANOUT
	DRAIN CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	ANCHOR
	SIGN
	GUARD POST
	LIGHT POLE
	TREE

BOUNDARY AND IMPROVEMENT SURVEY OF PART OF LOTS 5 AND 6, SQUARE 272, 1ST MUN. DISTRICT, NEW ORLEANS, ORLEANS PARISH, LOUISIANA	
G.E.C., Inc. 3013 27th St., Metairie, LA 70002 (504) 837-9470 1580 W. Causeway Approach, Mandeville, LA 70471 (985) 624-5125	
SCALE: 1" = 20'	DRAWN BY: APW
DATE: 2/9/2011	CHECKED BY: CRD
JOB NO. 11-00040	



COMMERCIAL
REAL ESTATE

2555 Severn Avenue, Suite 200
Metairie, LA 70002
www.SRSAcommercial.com

