FOR SALE-



CBD/WAREHOUSE DISTRICT PARKING LOT

521-549 O'KEEFE AVENUE & 522-546 S RAMPART ST NEW ORLEANS, LA 70113



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

First Municipal District, Square 272, Lots 1-8,

DESCRIPTION: 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



Le de la la la La













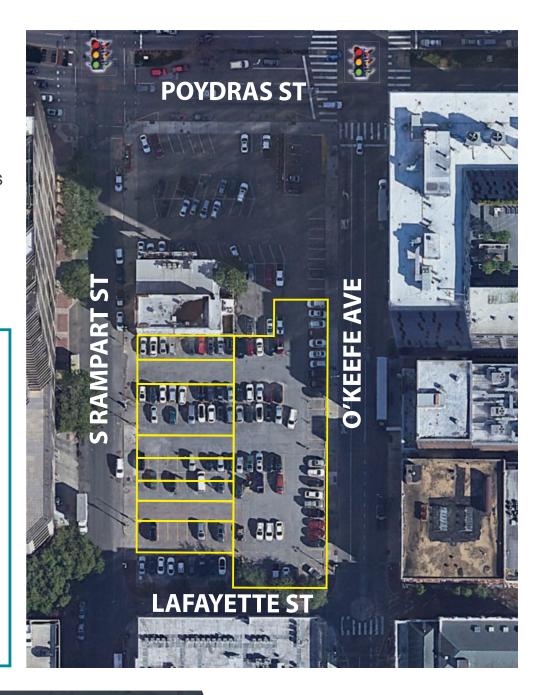






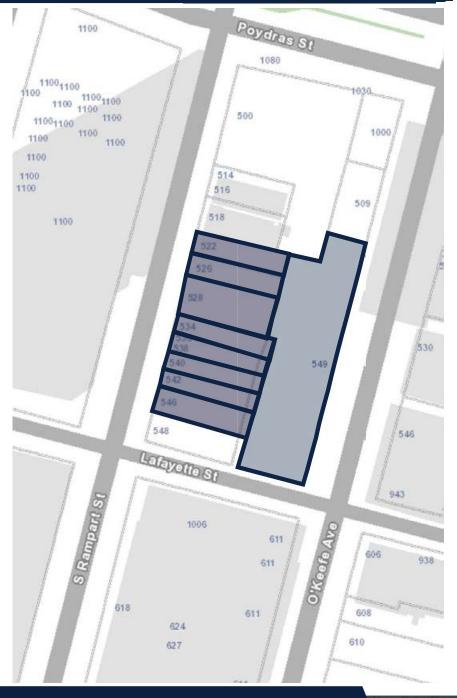
HIGHLIGHTS

- 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



An Banalania





PROPERTY INFORMATION

Site Address: 549 O'Keefe Ave 522,256,528,534,536,540,542,546 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 2X95

M/A CHANGED 5-14-0

526: SQ 272 LOT B OR 18 S RAMPART 21 2X94 9

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"

536: SQ 272 LOT 5 OR 21 S RAMPART 19 4X92 5

540: SQ 272 LOT 4 OR 22 S RAMPART 19 10X95 11

542: SQ 272 LOT 3 OR 23 RAMPART 19 7X95 8

546: SQ 272 LOT 2 OR 24 S RAMPART 25' 3" X 95' 5"

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

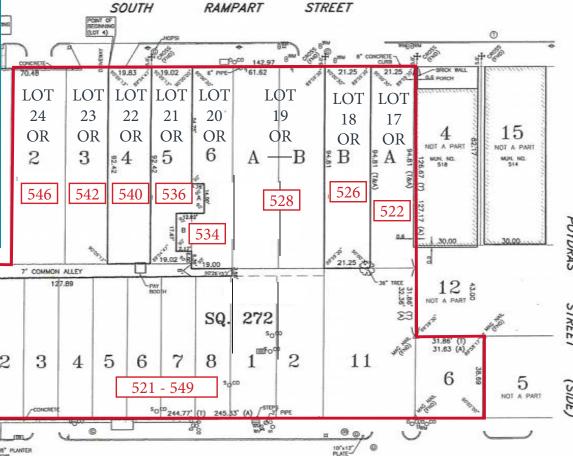
This property falls within the boundary of the National Register Demolition Review District. The National Register Demolition Review District boundaries are described in M.C.S. 28520. For more information, visit the NRDRD Safety and Permits page.

https://nola.gov/next/safety-and-permits/home/





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

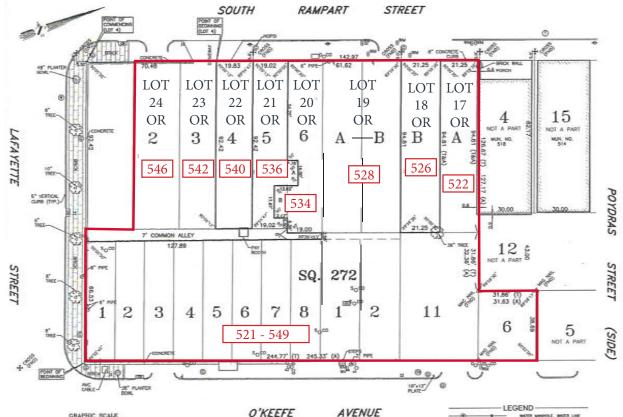


ADDRESS

STREET

FULL SITE SURVEY*

*See Appendix for individual surveys



GRAPHIC SCALE

VICINITY MAP (N.T.S.)

(FORMERLY

AVENUE DRYADES STREET)

NOTES

4) CERTAIN FEARLRES, LE., FERCES, WILLS, ETC. WAY BE EMACGERATED IN SCALE FOR CLARITY EMERICANS SHOW ACTUM: LECKTION.

WUNTY PINES, NO. 225203 CHEST, DATES

E) HIGLES HID DISTRICES SHOWN HERDON ARE BHISD UPON TOPOSTAPHIC AND BOUNDARY SURVEY OF SOLAND 271, PREPARED BY SEESS, URALLE LEWELK, CONSILTANTS, INC., DATED AFRIL 1, 2008, JOB NO. NORMAL AND DEVELOPMENT BLAND.

MATER WANNIE, WATER UNE DRAIN WHITCHE DRAIN LINE SIS NINICLE , DIS LINE TOUTHONE WANTED . U.C. UNE POWER POLE, OVERHEND LINES CATCH BASE DAS METER ONS VALUE WATER WETER SEWER CLEVEN DENN CLEMOUS THE HIGHWAY MULES WAVE CUMBO POST LIGHT POLE THE

ADDRESS

LEGAL DESCRIPTION

THENCE ON AN AMERICA WILL OF RETAINED, PROCESS IN A MISSELF DIRECTOR, ALONG THE CHINKIN LINE OF LISTS AND A, A DISTRICT OF SAUTH (STALL AND ACTUAL) FIRST TO A POINT ON THE EXCENT LINE OF THINK THE MISSELF LINE. NOTE OF AN ARTHOUGH AVAIL OF GENERAL, PROCEED IN A ADMINISTED DESCRIPT, ALTHOUGH USE OF STATE TO A PERSON.

DENCE ON AN INTEREST MICE OF STREET, FROCED IN AN ENGINEET DESCRIPT, ALPIG THE COMMON LINE OF LITTLE A MICE, A DESCRIPT OF LITTLE (TILLE) STELLY (FOLIAL) STELLY TO A FIRST AF THE SOUTHERST COPINER OF LIST IN beging an an entities while of arthraft, process in a notificity describe, along the expense use of 1d (1, x) defined of that (1, x) defined of that (1, x) defined of that

THERE ON AN INTEREST WITEL OF BESTIT, PROCED IN AN ORDER DIRECTOR, ALDING THE CHANGE LINE OF LITT. If AND IL A DISTINCE OF JULIE TOP TO A FRONT ON SHE MESTELLY LINE OF CHART AND ALL. THOSE ON AN ANTERIOR ANDE OF STILLTON, ANDOLD IN A STILLTON, MICHOES AND MEDITAL LINE OF STILLTON AND ALL OF SAIL AND TO THE TOME OF MEDITAL AND ALL AND SAIL OF SAIL AND TO THE FORM OF MEDITAL. THE ARMS SECURITY PROPERLY CONTINUE ESHIEF ACRES ON SCHOOLS SOURCE PET-

CONNECTED AT THE INTERESTREN OF THE HETTERLY LIKE OF LIKEWITHE STREET WITH THE THE CHESTREN LIKE OF STATE SAMPHER LITTLES. NOTE PRODUCT IN A SUMMERLY DISCHOOL ACTION ONE SECRET USE OF STATE SAFFAST STREET, A DISCHOOL OF TALKS SELLY TO SECRETARY LOCATED AS THE WITHHOLD CONTROL OF LC. 4

NOTES OF AN AUTHOR AND SET STEELS, PROCESS AS A SOUTHFREE DE

THERE OF HE HERRIN AND I OF STAVE", PROCEED IN A HESTING DIS

I CERTIFY TO BART PARK, LLC, CAPOEVELLE TITLE CORPORATION AND FEBLUTY NATIONAL TITLE ROSERANCE COMPANY, THAT THE PROPERTY SEQUENCY SERVICE VICTORIOS REPORTS WAS MADE ON ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROTESSIONAL LAND SUPPLICITIES AS SITEMATION IN LIMITARY ADMINISTRATING CODE TITLE 46 LW, CHAPTER 25 FOR A CLASS "C* SURVEY."

GEC, NO.

By C Rendell Owen, P.L.S.
La. Rep. No. 4474 Do CORRECT BOUNDARY BETWEEN LOTS 5 AND 6.
DOI: 2/8/2011 REVISED 3/8/2011 TO CORRECT BOUNDARY BETWEEN LOTS 5 AND 6.
TO STANDARD POSITION OF COMMON ALLEY FROM P REVISED 3/25/2011 TO REMOVE PORTION OF COMMON MULEY 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., Metalrie, LA 70002 (504) 837-9470

	ch, Mandeville, LA 70471 (985) 624-5125
SCALE: 1" = 20"	DRAWN BY: APW
DATE: 2/9/2011	CHECKED BY: CRD

JOB NO. 11-00040



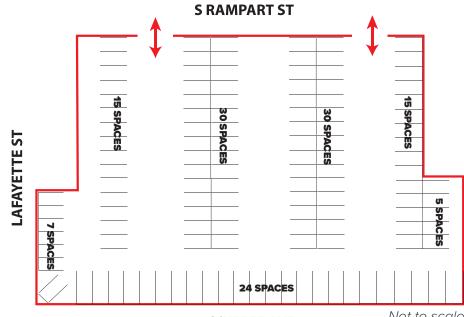
C-SITE!

EXISTING PARKING SPACES

Total Parking Spaces:

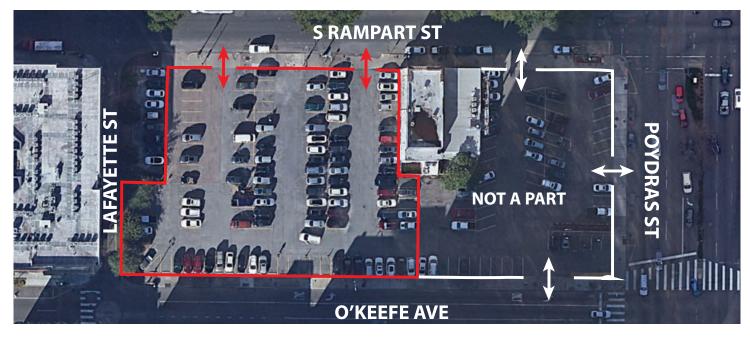
126 Spaces

- 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



O'KEEFE AVE

Not to scale

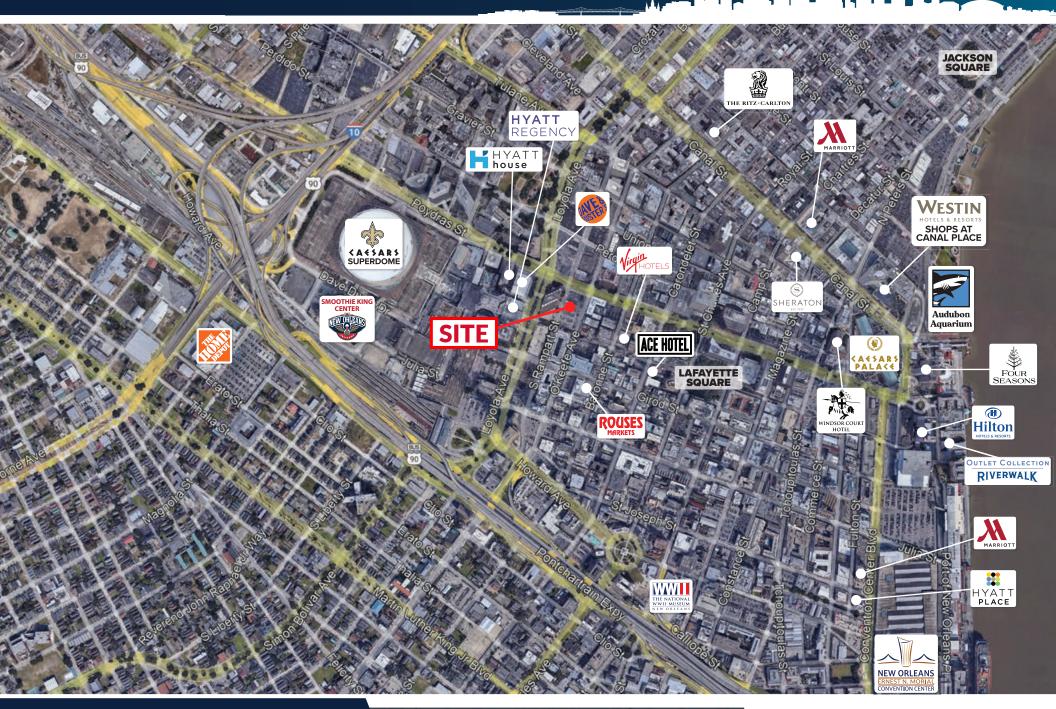


NEW ORLEANS DOWNTOWN - BY AREA





NEW ORLEANS CBD AND WAREHOUSE DISTRICT





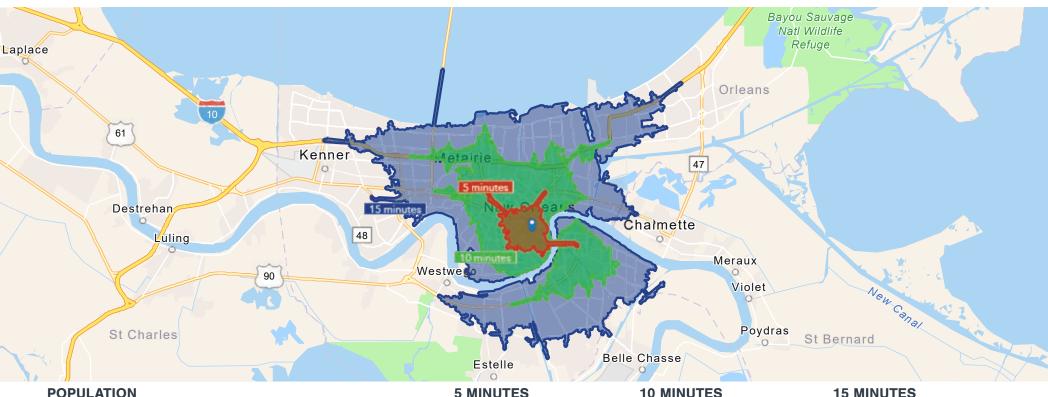
AREA AMENITIES AERIAL











ALL DESCRIPTION OF THE PARTY OF

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population (2022)	28,414	214,320	524,229
Median Age	36.5	37.8	38.0
Median Age (Male)	36.6	37.2	37.0
Median Age (Female)	36.4	38.4	39.0
HOUSEHOLDS & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households (2022)	14,444	100,500	230,085
Median HH Income	\$37,118	\$50,066	\$53,557
Average HH Income	\$77,723	\$86,033	\$86,743





CBD/WAREHOUSE DISTRICT PARKING LOT

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

NEW ORLEANS, LA 70113

EXCLUSIVELY OFFERED BY:





BARRY SPIZER, CCIM

(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 soley at your own risk.

All materials and information recieved 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 dilligence to determine these and other matters of significance to such party. SRSA will not investigate or verify any such matters or conduct due dilligence for a party unless otherwise agreed in writing.



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





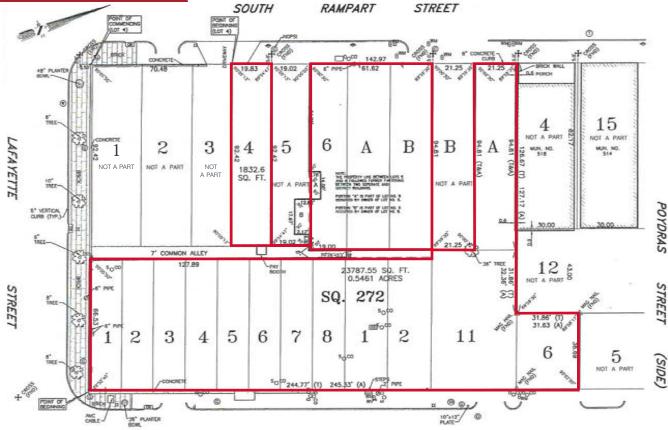
CBD/WAREHOUSE DISTRICT PARKING LOT

521-549 O'KEEFE AVENUE & 522-546 S RAMPART ST NEW ORLEANS, LA 70113

APPENDIX INDIVIDUAL SURVEYS



ECKHARDT PURCHASE





VICINITY MAP (N.T.S.)

SITE

O'KEEFE (FORMERLY

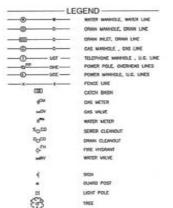
AVENUE STREET) DRYADES



NOTES

OCITAIN FEATURES, LE, FENCES, WALLS, ETC. MAY BE EXACCEPATED IN SCALE FOR CLARITY.

2) I MANE CONSILIED THE FERENCE, INSURANCE ADMINISTRATION PLODD HAZAND SOLINGHEY WAYS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZAND MEAN.
7. L. A. TONG AL, BOSE FLOOD GLOATION & JOS AS PORT COMMUNITY PANEL NO. 225203 6180E, GAZED MOST COMMUNICATION AND PROPERTY AND COMMUNICATION.



LEGAL DESCRIPTION

RESIDENCE AT THE INTERPORT OF THE HORNOLDT LINE OF LATHERE STREET WITH THE WESTERS LINE MEANE STORMERS STREETS. THENCE PRODUCTS IN A MESSELF DIRECTION, ALONG SHID NOTTHEREF UNE OF LAWNSTIE SPEED, A SIG-FIRST TO A FORM. DEDGE ON AN INTERIOR AND,E OF BESSTON, PROCEED IN AN ENTERLY DIRECTION, ALONG THE GE IS AND IS A DISCOURCE OF BALST STEET TO A POINT.

THEREO ON HE HERETON HIGHE OF NETWORK, PROCEED IN A HERMADILY CHECKEN, ALONG THE EMPERY LINE OF TRAINS STREET, A DEFINIOR OF TILES FILE TO A FORM.

THEREO, ON AN INTERIOR MIGHT OF RETAINST, PROCEED IN A HOTTLERLY DIRECTION, ALDRE THE EXPERTY LINE OF LE 12, A DEDINET OF 31.8% (STUL) 31.62 (ACRES) THEY TO A POINT,

THERES ON AN INTERIOR ANGLE OF RESIDEN', PROCEED IN A SOUTHERLY DIRECTION, ALDRES SAN WESTERLY LINE OF CHARTY ANGLE, A DISTRICE OF SMILES REST TO THE POINT OF RESIDENCE.

COMMODIC ALSO MIDISCHON OF THE MINISTER LIKE OF LAWRETE STREET WITH THE SILE MINISTER LIKE OF STATE SAME TITLES.

THEREO ON AN INTERIOR ANGLE OF SECULATION, PROCEED IN AN EXCERN DIRECTION, ADMIC THE CON-

THORSE ON AN INTERIOR ANGLE OF BYSIKET, PROCEED IN A MEDITAL ORDERIN, AGME THE CO

I CERTIFY TO BART PARK, ILC, CAPDEVELLE TITLE CORPORATION AND FOOLITY NATIONAL TITLE INSURANCE COMPANY, THAT THE PROPERTY BOOMMANY SURVEY INCOMES HEAVING WIS MADE ON ACCORDINATE WITH A PROPERTY OF THE PROPERTY OF THE LATE OF THE STATE OF THE LATE OF THE LATE

GEC. NO.

By C. Rondoll Clizon, P.L.S. Lo, Reg. No. 4474 Delte: 2/9/2011 REMSED 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 MIO 4.

SHEET NO. 1 OF 1

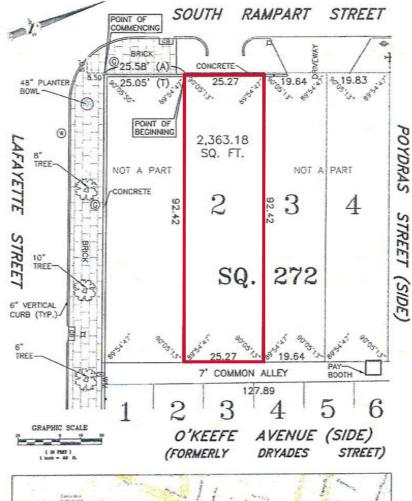
BOUNDARY AND IMPROVEMENT SURVEY OF LOTS 1 THRU 8, 1, 2, 11, AND 6 (FRONTING O'KEEFE AVENUE), AND LOTS 4, A, B, A AND PART OF LOT 6 (FRONTING SOUTH RAMPART STREET), SQUARE 272, 1ST MUN. DISTRICT, NEW ORLEANS, ORLEANS PARISH, LOUISIANA

G.E.C., Inc. 3013 27th St., Metairle, 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	



LOT 2





FIDELITY NATION TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

ORDER NO. 11851

EFFECTIVE DATE: JUNE 20, 2011

SCHEDULE B

DICEPTIONS

JO. ANY AND ALL RESTRICTIONS, CONDITIONS, AND/OR SENTINDES THAT APPEAR IN THE CHAIN OF TITLE AFFECTING THE PROPERTY DESCRIBED IN SCHEDILE A. HOMEVER, COMPANY WILL GUARANTEE THAT ANY SUCH RESTRICTIVE COVENANTS HAVE NOT BEEN WOLATED SO AS TO AFFECT, AND THAT A FUTURE VIOLATION THEREOF WILL NOT AFFECT THE VALUENT OR PRIORITY OF THE MORTCASE 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 GIBERT, 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 GUBERT, 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 ARRABLE TO US BY THE AGENCES CONTROLLING SUCH RECORDS, WHERE FOUND, THE SUBFACE FEATURES OF LOCATIONS ARE SHOWN, THE ACTUAL MOINISIES LOCATIONS MAY WART FROM THOSE SHOWN HEREON, EVEN ACCRUSING ANY WART FROM THOSE SHOWN HEREON, AND THOSE SHOWN HEREON, EVEN ACCRUSING ANY WART FROM THOSE SHOWN HEREON, EVEN ACCRUSING ANY WART FROM THOSE SHOWN HEREON, AND THOSE SHOWN HEREON, EVEN ACCRUSING ANY WART FROM THOSE SHOWN HEREON, AND THOSE SHOWN HEREON. RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAMATION 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 DIST, POR 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 WARRANITY THAT IT CONTROLS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SUMPLYOR.

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

5) I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY WAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F. L A. ZONE: A1, BASE FLOOD ELEVATION: 4.00 AS PER COMMUNITY PANEL NO. 225203 0160E, DATED WARCH 1,

AND FEMA ADVISORY BASE FLOOD ELEVATION WAP, 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).

6) ANGLES AND DISTANCES SHOWN HEREON ARE BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY OF SQUARE 272 PREPARED BY KREES, LASALLE LEMEUX, CONSULTANTS, INC., DATED APRIL 3, 2006, JOB NO. 060081, AND

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE MORTHERLY LINE OF LAFAYETTE STREET WITH THE EASTERLY LINE OF SOUTH RAMPART STREET:

THENCE PROCEED IN A MORTHERLY 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:

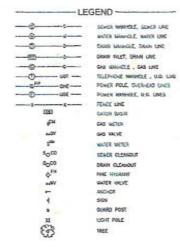
THENCE CONTINUE IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 25.27 FEET TO A POINT

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 92.42 FEET TO A POINT:

THENCE ON AN INTERIOR ANGLE OF 90"05"13", PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF 25.27 FEET

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

THE ABOVE DESCRIBED PROPERTY CONTAINS 2,363.18 SQUARE FEET.



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

G.E.C., INC.

LKa

REG. No. 4474 REGISTERED PROFESSIONAL

C OF LOUISI

Detries 1 of 1

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

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

SCHE 1" = 22" CRAWN BY MAN D-E0-23 84 080 DAIR: 7/5/2011 JOB NO. 11-00081-LOTA



LOT 3

SOUTH RAMPART STREET POINT OF COMMENCING BRICK 50.85 50,32 (T) CONCRETE-_{ర్మ్మ}19.83 25.05'(T) 19.64 48" PLANTER POINT OF BEGINNING 00 1 LAFAYETTE 1,815.13 YDRAS SQ. FT. A TOM TREE-NOT A PART PART CONCRETE 3 TREE STRE 10" TREE SQ. (SIDE, 6" VERTICAL CURB (TYP.)-H TREE 7' COMMON ALLEY BOOTH 127.89 GRAPHIC SCALE AVENUE (SIDE) (DE FEET) (FORMERLY DRYADES STREET)



LOT 3

FIDELITY NATION TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

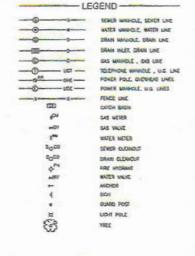
SCHEDULE A

ORDER NO. 11860

EFFECTIVE DATE: JUNE 21, 2011

SCHEDULE B - PART II

NO EXCEPTIONS:



NOTES

1) THE LOCATIONS OF UNDERGROUND AND OTHER HONNISHED STUTUTIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURRISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AMALBRIE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF COCKIDIONS ARE SHOWN, HERE ACTUAL MOMESTIEL LOCATIONS MAY VARY FROM THOSE SHOWN HEREON, EACH AGENCY SHOULD BE CONTROLLED REACHED TO THE PREDISE LOCATION OF ITS UNDESGROUND INSTALLATION FRIGHT TO ANY RELIANCE UPON THE ACCURACY OF SUCH LICATIONS SHOWN HEREON, INCLUDING PRICE TO BECAMBION 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 REPLECTED OR SHOWN MERCON. THE SURVEYOR HAS IMMSE NO TITLE SEARCH OR PUBLIC RECORDS SEARCH IN COMPUNIO THE DATA FOR THIS PLAN.

3) THE PERMETER 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 ACCOMMENS TO THE INFORMATION PROVIDED THE SUPPLYOR.

 CERTAIN FEATURES, LE., 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. L. A. ZONE: AI, BISE FLOOD ELEVATION 4.00 AS PER COMMUNITY PANEL NO. 225203 0160E, DATED MARCH 1, 1884; AND FEMA ADMISORY BASE FLOOD ELEVATION MAP, MAP NO. LA—DC31, DATED JUNE 5, 2006.

ADVISION BASE FLOOD ELEVATION (ABFE): 4.00 FEET OR 3 FEET ABOVE HIGHEST EXISTING ADJACENT GRADE (HEAG), WHICHEVER IS HIGHEST.

6) ANGLES AND DISTANCES SHOWN HEREDN ARE BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY OF SQUARE 272, PREPARED BY KREBS, LASALLE, LEMEUX, CONSULTANTS, INC., DATED APRIL 3, 2006, JOB NO. 060081, AND DEVENENCENTE 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 CONNEX 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 85'54'47", 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 ANDLE 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, CAPPEVELLE TITLE COPPORATION AND FIREITY NATIONAL TITLE WISHINGCE COUPANY, THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISOR. AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STRUMLATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46-LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.



ALTA/ACSM SURVEY
OF LOT 3, SQUARE 272,
1ST MUN. DISTRICT.
NEW ORLEANS,
ORLEANS PARISH, LOUISIANA

G.E.C., Inc. 3013 27th St., Metaine, LA 70002 (504) 837-9470 1580 W. Causeway Approach, Mandeville, LA 70471 (585) 624-5125

SEASE 1" - 20" SRLEW SY: MANU SAME 7/5/2011 CHECKED SY. CAO 178 No. 11-0221-10753



SHEET NO. 1 OF 1

LOT 5

POINT OF SOUTH RAMPART STREET COMMENCING NOPSI □00co 89.79' (T) 90.31' (A) % 19.83 %19.02 6" PIPE-POINT OF BEGINNING POYDRAS LAFAYETTE THE PROPERTY LINE BETWEEN LOTS 5 AND 6 FOLLOWED FORMER PARTITIONS BETWEEN TWO SEPERATE AND DISTINCT BUILDINGS. PORTION "A" IS PART OF LOT NO. 6 OCCUPIED BY OWNER OF LOT NO. 5. 5 S TREET PORTION "B" IS PART OF LOT NO. 5 OCCUPIED BY DWNER OF LOT NO. 6. 1717.78 os SQ. FT. SQ. 272 В 7' COMMON ALLEY 90'26'45"/ 2 PAY BOOTH O'KEEFE AVENUE (SIDE) (FORMERLY DRYADES GRAPHIC SCALE

LOT 5

LEGAL DESCRIPTION -

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF LAFAVETTE 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 MORTHERLY 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 TID 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 MORTHERLY 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 FET 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 92.42 FEET TO THE POINT OF BEGINNING.

LEGEND -

SEVER MANHOLE, SEVER LINE

WATER MANHOLE, WATER LINE

DRAIN MANHOLE, DRAIN LINE DRAIN INLET, DRAIN LINE CAS MANHOLE , CAS LINE

POWER POLE, OVERHEAD LINES

POWER MANHOLE, U.S. LINES

CATCH BASIN

OKS METER

WATER METER SEWER CLEMOUT

DRAIN CLEWOUT

HATER HALVE

ANCHOR

LIGHT POLE

CION

THE ABOVE DESCRIBED PROPERTY CONTAINS 1717.78 SQUARE FEET.

- UCE --

DOM:

g/O

0,00



1) THE LOCATIONS OF UNDERGROUND AND OTHER NOWINGEL VITILITIES SHOWN HEREIN HAVE BEEN DETERMINED FROM DATA BITHER PLRINISHED BY THE AGENCIES CONTROLLING SUCH PACTORIS MADE AGRANDED US BY THE AGENCIES CONTROLLING SUCH RECORDS MARKET FOUNDATION. THE SUBFACE FEBTURES OF LOCATIONS ARE SHOWN, THE ACTUAL NOWINGSHEL LOCATIONS MADERY FROM PROSES SHOWN HEREON, DACH AGENCY SHOULD BE CONTROLED RELATIVE TO THE PRECISE LOCATION OF BELLATIVE TO THE PRECISE LOCATION OF THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCHANGE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCHANGED AND DEGINES.

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 MODE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.

3) THE PERMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED LIPON 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.

 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.

APILA. F. I. A. ZONE: A1, BASE FLOOD ELEVATION: 4.00 AS PER COMMUNITY PANEL NO. 225203 0160E, DATED WARCH II, 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 (HEAG), WHICHEVER IS HIGHER.

6) ANGLES AND DISTANCES SHOWN HEREON ARE BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY OF SQUARE 272, PREPARED BY KREBS, LASALLE, LEMELIX, CONSULTANTS, INC., DATED APRIL 3, 2006, JOB NO. 060081, AND DEYNEMECUST PLANS.

I CERTIFY TO BART PARK, LLC, CAPDEVELLE TITLE CORPORATION AND FIDELITY MATIONAL THE INSURANCE COMPANY, THAT THE RECORDED HEREON WAS MADE ON THE PROPERTY OF TH

G.E.C., INC.

By: C. Rondoll Dixon, P.L.S. La. Reg. No. 4474 Date: 2/9/2011

EVISED 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 REMOSE CERTIFICATION.

SHEET NO. 1 OF 1

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., Metalrie, 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



LOT B

SOUTH RAMPART STREET POINT OF COMMENCING $\boldsymbol{\theta}_{MM}$ 8" CONCRETE 170.95 CURB -BRICK WALL 21.25 21.25 0.6 PORCH POINT OF BEGINNING NOT A PART В MUN. NO. 8 œ 518 2014.8 SQ. FT. SQ. 272 0.6 30,00 21.25 36" TREE NOT A PART AVENUE (SIDE) (FORMERLY DRYADES GRAPHIC SCALE

LOT B

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 170.95 FEET TO THE POINT OF BEGINNING, LOCATED AT THE NORTHWEST CORNER OF LOT 0;

THENCE CONTINUE IN A NORTHERLY DIRECTION, ALONG SAID EASTERLY LINE OF SOUTH RAMPART STREET, A DISTANCE OF 21.25 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 89'59'30", PROCEED IN AN EASTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS B AND A, A DISTANCE OF 94.81 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 90'00'30", PROCEED IN A SOUTHERLY DIRECTION, A DISTANCE OF 21.25 FEET TO A POINT;

THENCE ON AN INTERIOR ANGLE OF 89'59"30", PROCEED IN A WESTERLY DIRECTION, ALONG THE COMMON LINE OF LOTS B AND B, A DISTANCE OF 94.81 FEET TO THE POINT OF BEDINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 2014.8 SQUARE FEET.

- NOTE

1) THE LOCATIONS OF UNDERGROUND AND OTHER NOWISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA BUTTLER FLIRMSHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AMALABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS, MHEME FOUND, THE SUBFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTURE OF LOCATIONS ARE SHOWN EPEROL, EACH AGENCY SHOULD BE CONTROLLING MAY WART FROM THOSE SHOWN EPEROL, EACH AGENCY SHOULD BE CONTROLLED FREATMENT TO THE PRECISE LOCATION OF ITS UNDERFROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCANITION AND

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 MODE NO THILE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.

3) THE PERIMETER SHOWN SHILL 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.

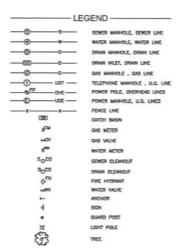
4) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY, DIMENSIONS SHOW ACTUAL LOCATION.

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.

2.25203 01606, DATED MARCH 1, 1884; AND FEMA ADVISORY BASE FLOOD ELEVATION MAP, MAP NO. LA-CC31, DATED JUNE 5, 2006

JUNE 5, 2006. ADVISORY BASE FLOOD ELEVATION (ABFE): 4.00 FEET OR 3 FEET ABOVE HIGHEST EXISTING ADJACENT GRADE (HEAC), WHICHEVER IS HIGHER.

6) ANGLES AND DISTANCES SHOWN HEREON ARE BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY OF SQUARE 272, PREPARED BY KREBS, LASALLE, LEWIELK, CONSULTANTS, INC., DATED APRIL 3, 2006, JOB NO. 060081, AND DEVEMEDOUNT PLANS.



I CORPEY TO BART PARK, LLC, CAPDEVELLE TITLE CORPORATION AND FIDELITY MATIONAL TITLE INSURANCE COMPANY, THAT THE PROPERTY SOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE ORDING UNDERSTAY MAY DESCRIPTION, AND IS IN ACCOMPANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROPESSIONAL LAND SURVEYORS AS SIRPLATED IN LOUISAINA AGMINISTRATINE CODE TITLE 48:LDC, CHAPTER 25 FOR A CLASS

G.E.C., INC.

By: C. Rondoll Dixon, P.L.S. La. Reg. No. 4474 Date: 2/9/2011

REVISED 3/25/2011 TO REMOVE PORTION OF COMMON ALLEY FROM PROPERTY. REVISED 3/28/2011 TO REVISE CERTIFICATION.

9-EET NO. 1 OF

BOUNDARY AND IMPROVEMENT SURVEY OF LOT 8, SQUARE 272, 1ST MUN. DISTRICT, NEW ORLEANS, ORLEANS PARISH, LOUISIANA

G.E.C., Inc., 3013 27th St., Metainle, LA 70002 (504) 837-9470 0 W. Causeway Approach, Mandeville, LA 70471 (985) 624-512

SCALE: 1" = 20"	DRAWN BY: A
ATE: 2/9/2011	CHECKED BY: C

