

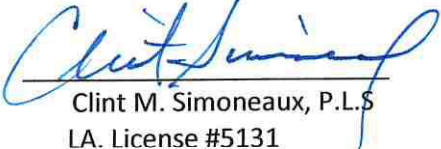
Property Description

One certain piece or portion of ground, together with all the buildings & improvements thereon and all of the rights, ways, servitudes, privileges, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of Orleans, Square Nos. 424 and 447 of the First Municipal District of the City of New Orleans, which squares are bounded by South Claiborne Avenue, Expressway Ramp and Earhart Boulevard, designated as Lot 1 on a plan of resubdivision of Lot X-1, a portion of Willow Street and a portion of Square 424 into Lot 1 dated November 3, 2023 by Gilbert, Kelly & Couturie, Inc., Professional Land Surveyors, and is more particularly described as follows, to wit:

LOT 1 forms the corner and begins at the point of intersection of the easterly right of way line of Earhart Boulevard and the southerly right of way line of S. Claiborne Avenue; thence North 32 degrees 12 minutes 31 seconds East, a distance of 156 feet 11 inches 2 lines (156.11.2) to a point at the intersection of the southerly right of way line of S. Claiborne Avenue and the westerly right of way line of the Expressway Ramp; thence South 40 degrees 37 minutes 04 seconds East along the westerly right of way line of the Expressway Ramp, a distance of 190 feet 8 inches 5 lines (190.8.5) to a point; thence continuing along the westerly right of way line of the Expressway Ramp, South 39 degrees 20 minutes 41 seconds East, a distance of 58 feet 3 inches 1 line (58.3.1) to a point; thence South 57 degrees 47 minutes 29 seconds East, a distance of 8 feet 0 inches 1 line (8.0.1) to a point; thence South 32 degrees 12 minutes 31 seconds West, a distance of 2 feet 7 inches 7 lines (2.7.7) to a point; thence continuing along the westerly right of way line of the Expressway Ramp, South 39 degrees 20 minutes 41 seconds East, a distance of 167 feet 2 inches 1 line (167.2.1) to a point; thence South 18 degrees 06 minutes 08 seconds East, a distance of 31 feet 11 inches 2 lines (31.11.2) to a point at the intersection of the westerly right of way line of the Expressway Ramp and the easterly right of way line of Earhart Boulevard; thence North 60 degrees 21 minutes 39 seconds West along the easterly right of way line of Earhart Boulevard, a distance of 138 feet 6 inches 5 lines (138.6.5) to a point; thence continuing along the easterly right of way line of Earhart Boulevard. North 57 degrees 47 minutes 29 seconds West, a distance of 290 feet 3 inches 1 line back to the point of intersection of the easterly right of way line of Earhart Boulevard and the southerly right of way line of S. Claiborne Avenue, the point of beginning. Lot 1 contains 37,565.19 square feet. The improvements thereon bear Municipal No. 2801 Earhart Boulevard, New Orleans, Louisiana 70125.

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