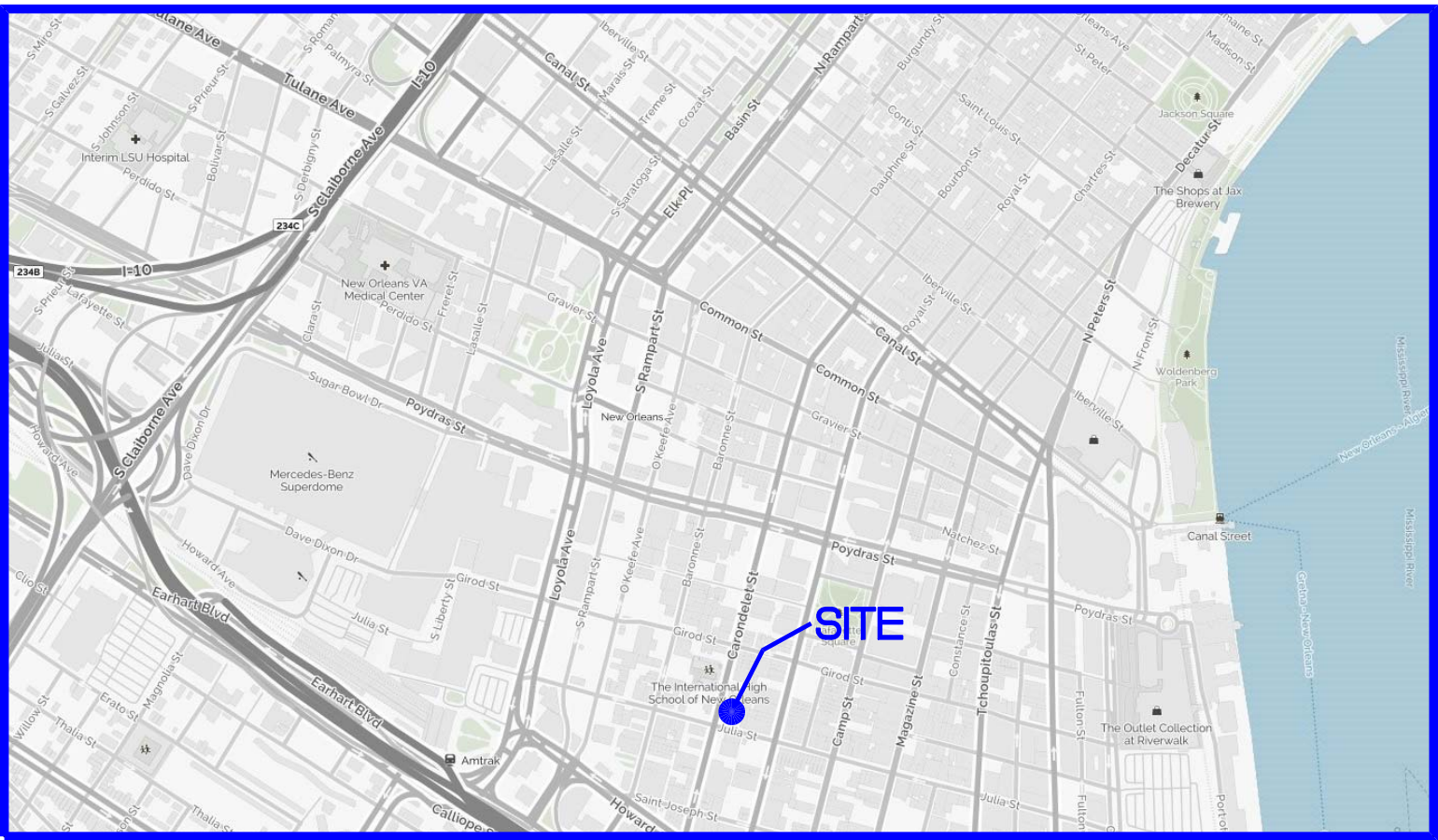
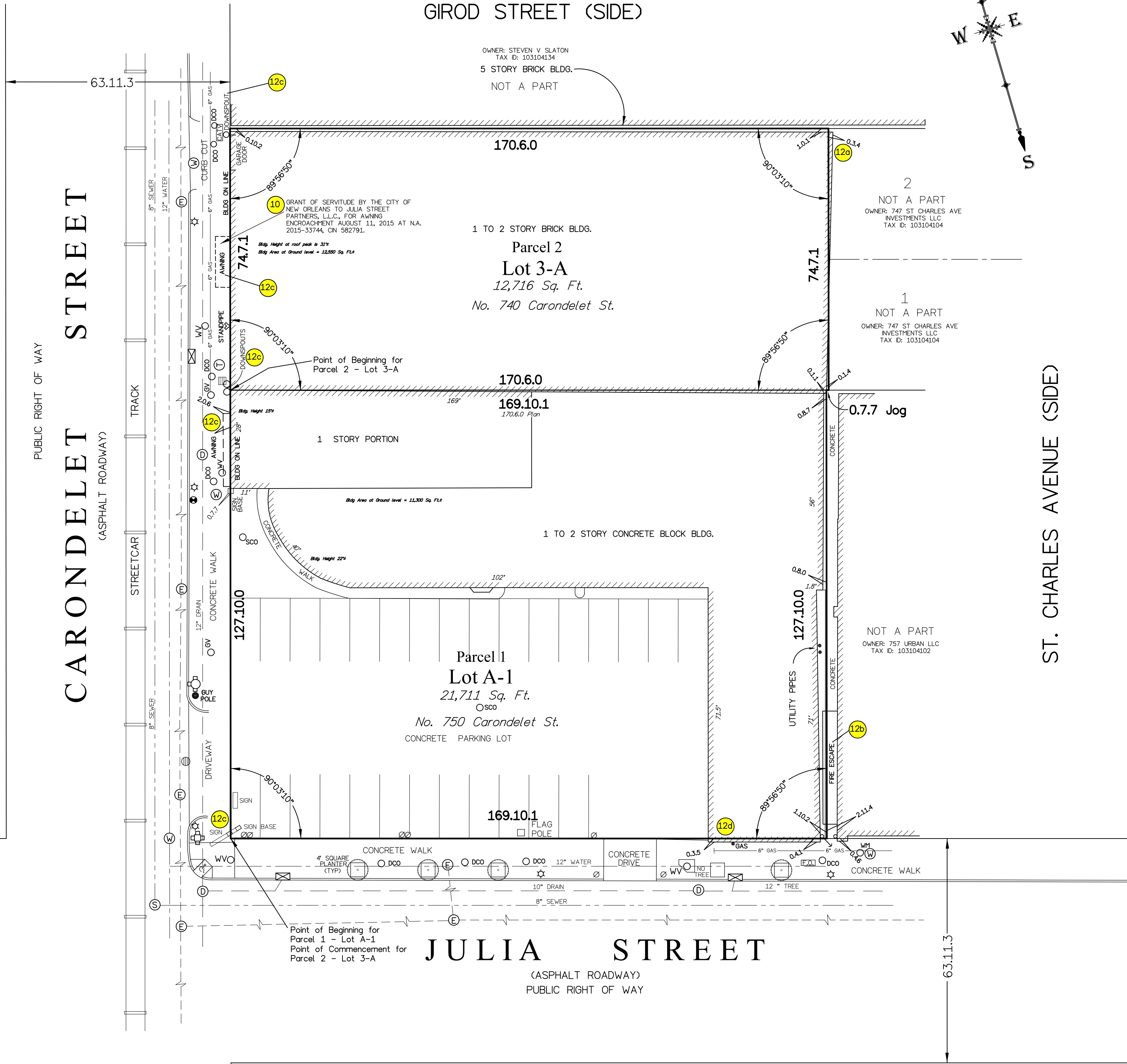


SQUARE 218
FIRST DISTRICT



VICINITY MAP

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF ORLEANS, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1
A CERTAIN PORTION OF GROUND situated in Square 218 of the First District of the City of New Orleans, Orleans Parish, State of Louisiana, bounded by Carondelet Street, Girod Street, St. Charles Avenue and Julia Street, designated as Lot A-1, as shown on a survey by the office of Gandolfo Kuhn, LLC, dated December 11, 2013, drawing number S-220, and is more particularly described as follows:

Begin at the intersection of the northerly right-of-way line of Julia Street and the easterly right-of-way line of Carondelet Street;
Thence northerly along said easterly right-of-way line a distance of 127 feet, 10 inches and 0 eighths to a point;
Thence easterly at an exterior angle of 90 degrees, 03 minutes and 10 seconds a distance of 169 feet, 10 inches and 1 eighth (170 feet, 6 inches and 0 eighths, Plan) to a point;
Thence southerly at an exterior angle of 89 degrees, 56 minutes and 50 seconds a distance of 127 feet, 10 inches and 0 eighths to a point on the northerly right-of-way line of Julia Street;
Thence westerly along said right-of-way line at an interior angle of 89 degrees, 56 minutes and 50 seconds a distance of 169 feet, 10 inches and 1 eighth to the Point of Beginning, with a closing angle of 90 degrees, 03 minutes and 10 seconds.

For informational purposes only: Containing 21,711± square feet.

PARCEL 2
A CERTAIN PORTION OF GROUND situated in Square 218 of the First District of the City of New Orleans, Orleans Parish, State of Louisiana, bounded by Carondelet Street, Girod Street, St. Charles Avenue and Julia Street, designated as Lot 3-A, as shown on a survey by the office of Gandolfo Kuhn, LLC, dated December 11, 2013, drawing number S-220, and is more particularly described as follows:

Commence at the intersection of the northerly right-of-way line of Julia Street and the easterly right-of-way line of Carondelet Street;
Thence northerly along said easterly right-of-way line a distance of 127 feet, 10 inches and 0 eighths to the Point of Beginning;
Thence continue northerly along said right-of-way line a distance of 74 feet, 7 inches and 1 eighth to a point;
Thence easterly at an angle to the left of 89 degrees, 56 minutes and 50 seconds a distance of 170 feet, 6 inches and 0 eighths to a point;
Thence southerly at an angle to the left of 90 degrees, 03 minutes and 10 seconds a distance of 74 feet, 7 inches and 1 eighth to a point;
Thence westerly at an angle to the left of 89 degrees, 56 minutes and 50 seconds a distance of 170 feet, 6 inches and 0 eighths to the Point of Beginning, with a closing angle of 90 degrees, 03 minutes and 10 seconds.

For informational purposes only: Containing 12,716± square feet.

For informational purposes only: Being the same property acquired by JULIA STREET PARTNERS LLC, a Delaware limited partnership, by Act of Cash Sale from Alpine Properties, L.L.C., et al., dated February 12, 2014 and recorded February 13, 2014 at N.A. No. 2014-06029, CIN 549811, official records of Orleans Parish, Louisiana

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 1018-50331 / 3574-03 DATED NOVEMBER 20, 2023.

SCHEDULE BII - EXCEPTIONS:

Exceptions 1 through 9 are blanket and/or general exceptions.	
10. Terms and conditions of Grant of Servitude by The City of New Orleans to Julia Street Partners LLC dated July 9, 2015 and recorded in the official records of Orleans Parish, Louisiana on August 11, 2015 in Instrument No. 2015-33744, CIN 582791.	PLOTTED
11. Servitudes imposed upon the Land, obligations of the Land owner and rights in favor of adjoining property owners and their respective lands, with respect to common walls (including those party walls shown the Survey (as defined below), including such servitudes, obligations and rights established by Louisiana Civil Code Articles 673-683.	AS PLOTTED
12. Those servitudes, easements, rights-of-way, building lines, setback lines and all other matters shown or evidenced by items shown on the ALTA/NSPS Land Title Survey made at request of Jones Walker LLP, New Orleans, LA, prepared by Walter J. Stone, PLS, of Gandolfo Kuhn, L.L.C., dated May 2, 2023, Job No. 710-13;702-33;S-220-1 (the "Survey"), including without limitation: a. Encroachment of building onto the adjacent property along the eastern boundary of the Land; b. Encroachment of fire escape and utility pipes onto the Land; c. Encroachment of downspouts, awnings, standpipe / fire connection, signs and sign bases into Carondelet Street Right of Way; and d. Encroachment of building and gas line/meter into Julia Street Right of Way.	AS PLOTTED

REFERENCE PLATS: SURVEY BY THIS OFFICE DATED DEC. 11, 2013, DRAWING NUMBER S-220; RESUBDIVISION BY GILBERT, KELLY DATED SEPT. 11, 2013, REVISED ON FEBRUARY 17, 2014.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, BASE FLOOD ELEVATION N/A AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 22071C0229 F, EFFECTIVE SEPTEMBER 30, 2016.

CERTAIN FEATURES IE. FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATIONS.

MEASUREMENTS SHOWN ARE IN FEET, INCHES AND EIGHTHS.

THE LAND ABUTS AND HAS BOTH ACTUAL VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM CARONDELET STREET AND JULIA STREET (THE "STREETS"). THE STREETS ARE PHYSICALLY OPEN AND PUBLICLY MAINTAINED. THE LAND HAS ACCESS TO THE FOLLOWING UTILITIES OR SERVICES: WATER SERVICE, NATURAL GAS SERVICE, TELEPHONE SERVICE, ELECTRICAL POWER SERVICE, SANITARY SEWER AND STORM WATER DRAINAGE.

THE LAND PARCELS DESCRIBED HEREON ARE ASSESSED FOR REAL ESTATE TAXES UNDER THE LISTED TAX IDENTIFICATION NUMBERS: PARCEL 1 (LOT A-1) - TAX IDENTIFICATION NUMBER 103104101. PARCEL 2 (LOT 3-A) - TAX IDENTIFICATION NUMBER 103104120.

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.

THIS PROPERTY IS ZONED CBD-5 (URBAN CORE NEIGHBORHOOD LOWER INTENSITY MIXED-USE DISTRICT) REFER TO ZONING INFORMATION OUTLINE, ISSUED BY KEY ZONING ASSESSMENTS, LLC DATED SEPTEMBER 16, 2022; WITH A FINAL DATE OF MAY 22, 2023. SITE NUMBER KZA 2022.1361.3

REGULATION	REQUIREMENT
SETBACKS: FRONT SIDE REAR	NONE REQ'D BUT 5 FEET MAXIMUM NONE REQ'D NONE REQ'D
HEIGHT: PRINCIPAL BLDG	36 FEET AND 3 STORES MINIMUM 65 FEET AND 5 STORES MAXIMUM
DENSITY: FLOOR AREA RATIO OPEN SPACE	SUBJECT TO HEIGHT LIMIT NOT SPECIFIED
PARKING: PARKING FORMULA LOADING FORMULA	NO PARKING REQ'D IN THE CBD SUBJECT TO THE SQUARE FOOTAGE OF EACH TYPE OF USE.

ENCROACHMENTS: DOWNSPOUTS, AWNING, STANDPIPE, SIGN AND SIGN BASE INTO CARONDELET STREET RIGHT OF WAY. BUILDING GOES INTO JULIA STREET RIGHT OF WAY. BUILDING GOES INTO LOT 2 ALONG THE REAR LINE OF LOT 3-A. NEIGHBOR'S FIRE ESCAPE ENCROACHES ONTO LOT A-1.

THE SOUTHERLY LINE OF LOT 3-A IS CONTIGUOUS WITH THE NORTHERLY LINE OF LOT A-1. THERE ARE NO GAPS, STRIPS, OR GORES SEPARATING THE CONTIGUOUS BOUNDARY OF LOT 3-A AND LOT 1-A.

THERE ARE NO SETBACK LINES TO PLOT.

THERE ARE 27 STRIPED PARKING SPACES AVAILABLE ON PARCEL 1.

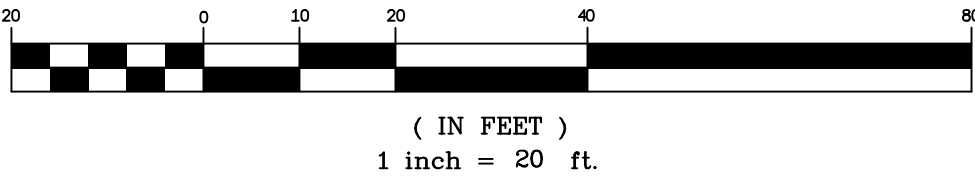
THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

WE ARE NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED WHILE CONDUCTING THIS SURVEY.

WE ARE NOT AWARE OF ANY OFF-SITE EASEMENTS AFFECTING THIS SITE.

PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.

GRAPHIC SCALE



Call before you dig.

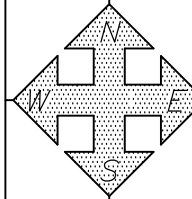
ALTA/NSPS Land Title Survey made at request of Fishman Haygood LLP.
New Orleans, La. December 13, 2023

To: Urban Venture Development & Management Company, LLC,
a Louisiana limited liability company;
Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 15, 17, 18 and 19 of Table A thereof. The field work was completed on December 13, 2023
New Orleans, La. December 13, 2023

PRELIMINARY

Walter J. Stone, PLS
La. License No. 4698



GANDOLFO KUHN, L.L.C.
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METairie, LA. 70001
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PHONE 504-818-2810