

City Planning Commission

Staff Report

Tuesday, March 10, 2026

Zoning Docket 026-26

Prepared by: Sarah King

Date: March 13, 2026

Deadline for CPC action: May 9, 2026

CC Deadline: 60 days from transmittal

City Council District: B - Harris

Applicant: 420 Julia Property Holder, LLC

Request: Conditional use permit a social club in CBD-6 Urban Core Neighborhood Intensity Mixed-Use District

Property description: Square 123, Lot SE, in the First Municipal District, bounded by Constance Street, Julia Street, Saint Joseph Street, and Tchoupitoulas Street

Municipal address(es): 420 Julia Street

Description

The subject property, located at 420 Julia Street, is in the CBD-6 Urban Core Neighborhood Mixed-Use District. Originally constructed as a warehouse in the 1840's, the structure is an adaptive reuse of the former Louisiana Children's Museum and is now known as Common House New Orleans. The building operates as a mixed-use development with long-term residential uses (70 apartments) along with a hotel (43 units) including a restaurant, bars, fitness center, roof top pool, event and workspaces. The applicant is requesting to allow for a Social Club use to retain the amenities provided on site. The applicant expressed interest in converting the existing hotel rooms into residences, in which case, social club members will continue to have access to those amenities.

In 2023, the original 46,000 square foot building was renovated by adding a 117,000 square foot five-story building. The new five-story building was constructed in place of a parking lot along Tchoupitoulas Street. This application does not propose any changes to the footprint of the building nor any structural or design changes for the site. This proposal aligns with the core purpose of CBD-6 zoning district intended to provide for a downtown neighborhood environment with a range of mixed housing while supporting residential services and commercial uses.

Figure 1: Subject Site formerly Great Western Warehouse at 420 Julia Street



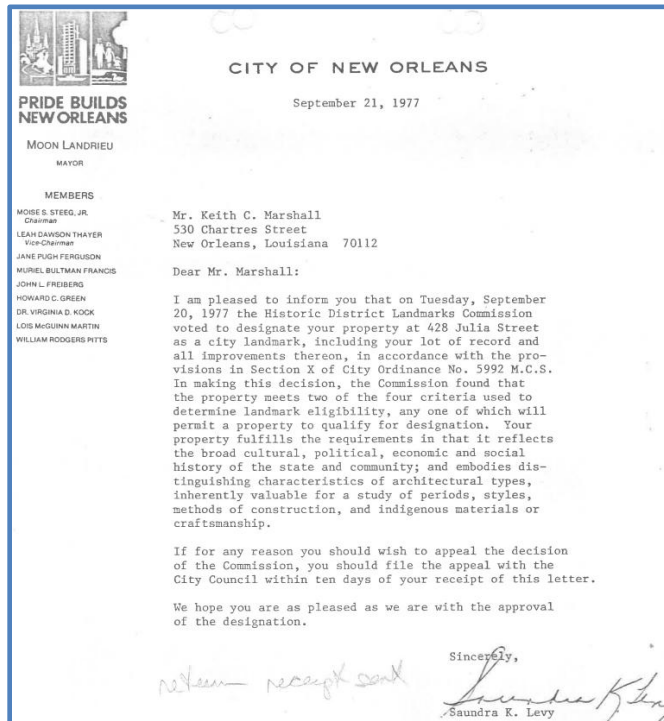
(Source: [Common House](#))

Figure 2: Subject Site known as Common House, formerly the Louisiana Children's Museum



(Source: Google 2024)

Figure 3: Historic Landmark Designation Letter, 1977



(Source: Property Viewer)

Reason for Commission Review

Per **Article 20, Section 20.3. CCC (Table 17-1: Permitted and Conditional Uses)**, a Social Club is deemed a conditional use in the CBD-6 Urban Core Neighborhood Mixed-Use District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Use Standards for Social Club or Lodge	
Requirement	Notes
1. No more than fifty percent (50%) of the gross floor area may be used as office space for the social club or lodge.	Site plans shall show no more than 50% office use.
2. Social clubs and lodges are permitted to serve meals and alcoholic beverages on the premises for members only.	Complies.
3. Sleeping facilities are prohibited.	Complies. No sleeping facilities provided within the proposed social club.
4. Social clubs and lodges leased or used as reception halls shall comply with the requirements for reception halls of this	Not applicable. Safety and Permits would enforce this requirement if a reception hall

Article.	was proposed.
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Proviso:

- The applicant shall provide site plans that show no more than 50% office use of the gross floor area in accordance with Article 20, Section 20.3.CCC (Table 17-1) of the Comprehensive Zoning Ordinance.
- The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in Article 4, Section 4.3H of the Comprehensive Zoning Ordinance will void the conditional use approval.

Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	N/A			
Bicycle Parking	N/A			
Loading	N/A			

Pursuant to **Article 22, Section 22.5.A.1** of the Comprehensive Zoning Ordinance, all Historic Core Neighborhood Districts, the HU-B1A District, and the Central Business District are exempt from the vehicle parking requirements of Table 22-1.

Anticipated impact on surrounding land uses

The proposed uses associated with a social club are essentially the same as the existing hotel's ancillary uses, which are all compatible with the mixed-use character of the immediate surrounding neighborhood. The subject site is in the CBD-6 District which allows for a range of commercial and residential uses that promote convenience and walkability. As a former warehouse, the site is similar in scale with the uses typical for the area. With ground floor commercial and upper floor residential uses, this site is developed in a similar way to surrounding development.

Given that there are no proposed changes to the structure or design of the site, and that the proposed uses would essentially remain the same as they currently are, the anticipated impact would be minimal to none. The existing hotel rooms may be converted into long-term residences in the future. The social club operations must adhere to all requirements for noise level, building code and safety, and hours of operation set forth by the Department of Safety and Permits.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use

on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Mixed Use Downtown Core Neighborhood.” The goal, range of uses, and development character for that designation are copied below.

Goal: Encourage and support a compact, walkable, transit-oriented, mixed-use neighborhood at the core of the city.

Range of Uses: A mix of residential, office, commercial, hotel, retail, and service uses. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location, with taller development generally encouraged along the edges of the CBD and new development that is sensitive to the scale of the neighborhood encouraged within the interior of the area. Incorporate risk reduction and adaptation strategies in the built environment.

The proposal would preserve the existing structure and provide a mix of uses—a combination of restaurant, bar, reception, and event space functions—that fall within the allowance for businesses, both local- and visitor-serving, within the “range of uses” that are identified as appropriate by the FLUM.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met. The site is located within a CBD-6 Urban Core Neighborhood Mixed-Use District. The purpose of the CBD-6 District is to encourage walkable, transit-oriented mixed-use areas that will serve the residents and visitors downtown. The subject site borders other Central Business Districts with commercial mixed uses and entertainment-oriented uses. The CBD Districts support high mixed uses with residential and commercial components interspersed within high density pedestrian-oriented areas. Therefore, the proposal to include a membership based social club already in use as an adaptive reuse of a historic building would be consistent with the surrounding area and would maintain the goals of the current zoning district.

The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.

This standard is met. The proposal will not have any bearing on the existing condition of the site and will maintain compliance with all environmental performance standards of **Article 21, Section 21.3** of the Comprehensive Zoning Ordinance, subject to the provisos suggested by the staff.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met. The site is presently used as a hotel, residences, and hotel ancillary uses. The proposed social club would allow the existing ancillary uses (a restaurant, (2) bars, fitness center, rooftop pool, event and workspaces) to continue to function separate from the hotel use, if the hotel rooms were converted into residences. The original site's construction dates to the 1840's and sets precedence for how the warehouse district continues to maintain relevance as characteristic of the core downtown development area associated with the Central Business Districts.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

This is not applicable. Currently, the applicants have not stated an intent to request any variances.

The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This standard is met. The proposal would permit the flexibility of the hotel to convert commercial units to residential units while continuing to operate the social club. Since the club is private membership only there would be no changes in impact on the surrounding area. The staff recommended provisos relating to the operations of the site.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 026/26 subject to two (2) provisos:

Provisos

1. The applicant shall provide site plans that show no more than 50% office use of the gross floor area in accordance with Article 20, Section 20.3.CCC (Table 17-1) of the Comprehensive Zoning Ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in Article 4, Section 4.3H of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission Meeting (Tuesday 13, 2026)

The staff summarized the application and presented its recommendation of approval. The Commission received public comments from the applicant and one other representative speaking in support of the request. Two constituents spoke in opposition of the request. Residents in opposition to the request asked that attention be given to the location of speakers so that quality of life is considered when events take place at the site. A representative of the request stated that all components of the site including courtyard, and roof top pool were deemed compliant and reviewed in accordance with Safety and Permits.

There was general discussion among the Commission. Commissioner Witry asked the applicant to be cognizant of noise related issues addressed by neighbor concerns. Commissioner Jordan made a motion to approve the application as recommended by the staff. Commission Flick seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 026/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

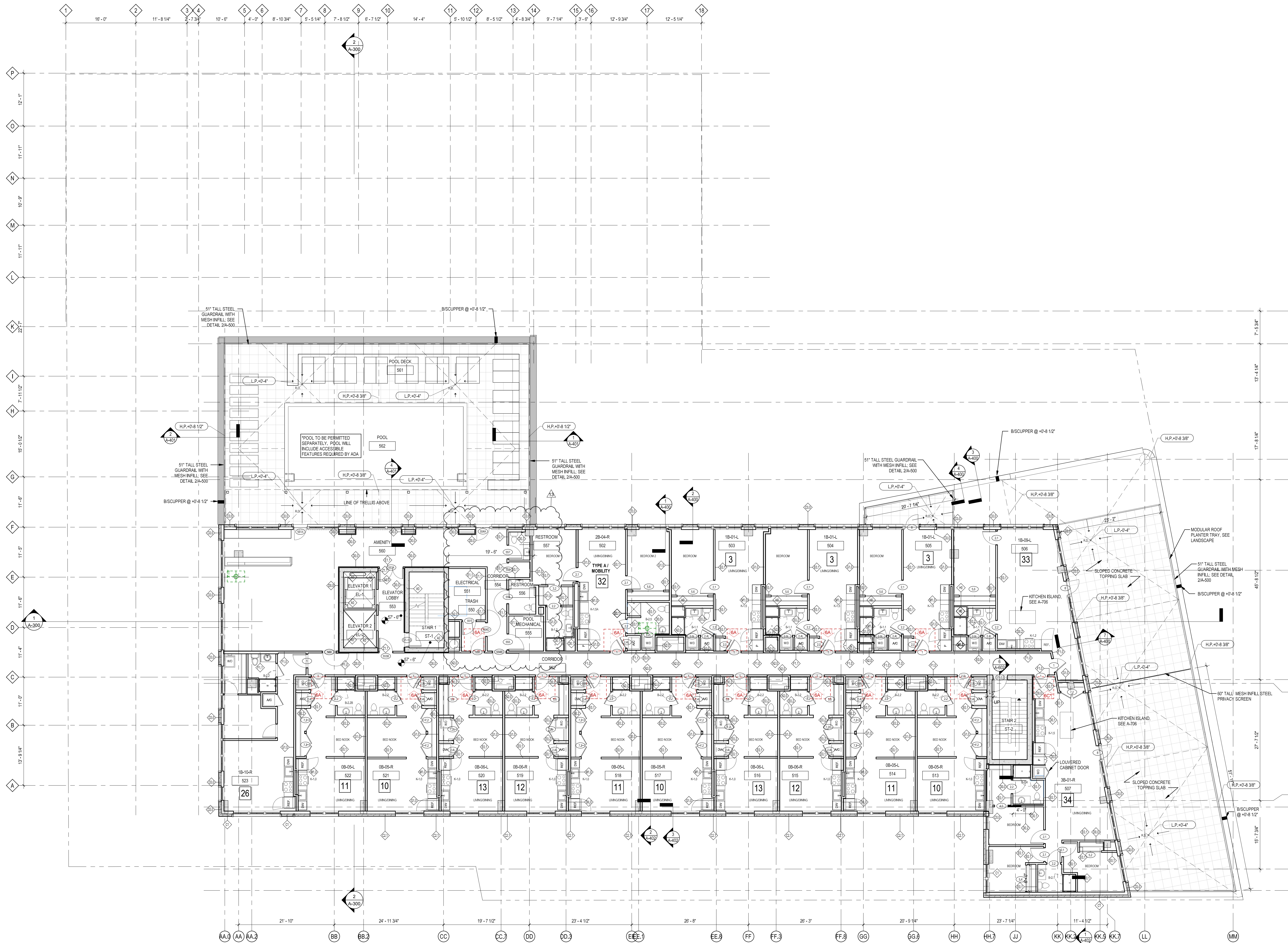
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YEAS: Flick, Jordan, Poche, Steeg, Witry

NAYS: None

ABSENT: Joshi-Gupta, Kepper



AREA FOR CITY APPROVAL STAMP

PLAN NOTES

- WALL TAGS AS SHOWN PER PLAN ARE REFERENCE IN WALL TYPE SCHEDULE ON A-501
SEE WALL TYPE SCHEDULE ON A-401 FOR FIRE RATINGS, UL LISTINGS, & ASSEMBLIES
- SEE DOOR SCHEDULE ON SHEET A-400 FOR DOOR FIRE RATINGS & SIZES
- SEE WINDOW SCHEDULES ON A-403 & A-404 FOR WINDOW ASSEMBLIES

PLAN MATERIAL KEY

- CIP CONCRETE WALL
- CMU BLOCK WALL
- METAL STUD & GYPSUM BOARD WALL
- PARTIAL HEIGHT GYPSUM BOARD WALL
- BRICK MASONRY WALL
- STRUCTURAL COMPONENT
- EXISTING CONSTRUCTION
- PLANTINGS
- GRAVEL

PLAN DOOR CLEARANCE KEY

- FRONT APPROACH - PULL SIDE: 18" AT PUSH SIDE x 60" PARALLEL FROM DOOR
- FRONT APPROACH - PUSH SIDE: 48" PARALLEL FROM DOOR
- FRONT APPROACH - PUSH SIDE W/CLOSER: 12" AT PULL SIDE x 48" PARALLEL FROM DOOR
- LATCH APPROACH - PULL SIDE W/CLOSER: 24" AT PULL SIDE x 54" PARALLEL FROM DOOR

ROOM / UNIT TYPE KEY

- 2B-02-R - 2 BED UNIT, REFERENCE SHEET G-005
 - 207 - UNIT NUMBER
 - 6 - UNIT TYPE NUMBER, SEE ENLARGED PLANS A808
- *example above shown for reference*

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and nothing. Architect immediately if any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

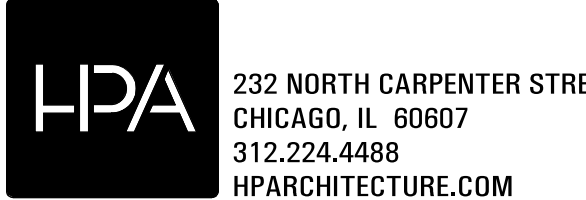
Hartshorne Plunkard, LLC shall retain all copyrights, statutory and common law rights with regard to these plans and building design. Reproduction, changes or assignment to any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LLC.

420 JULIA ST

ISSUANCES

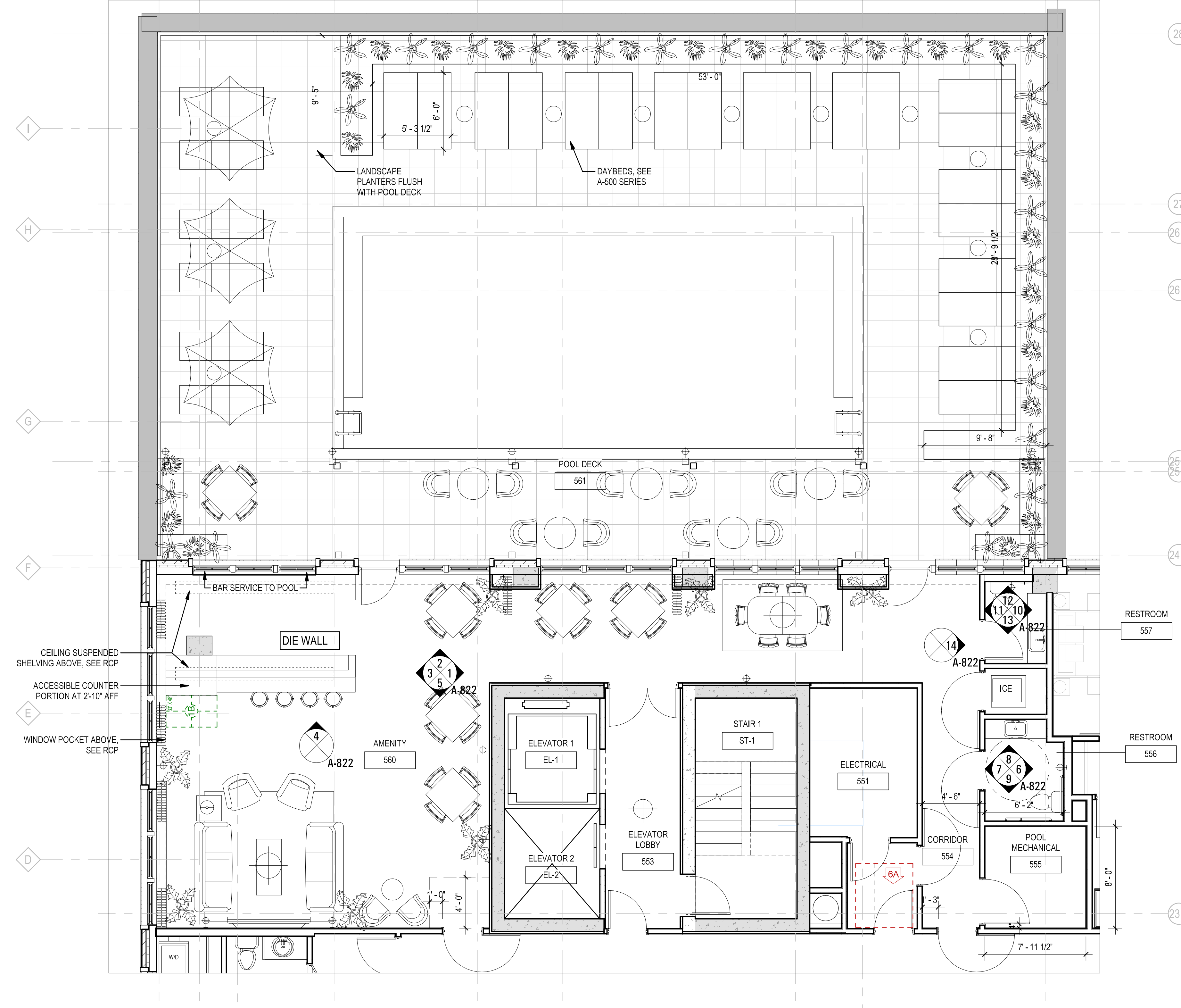
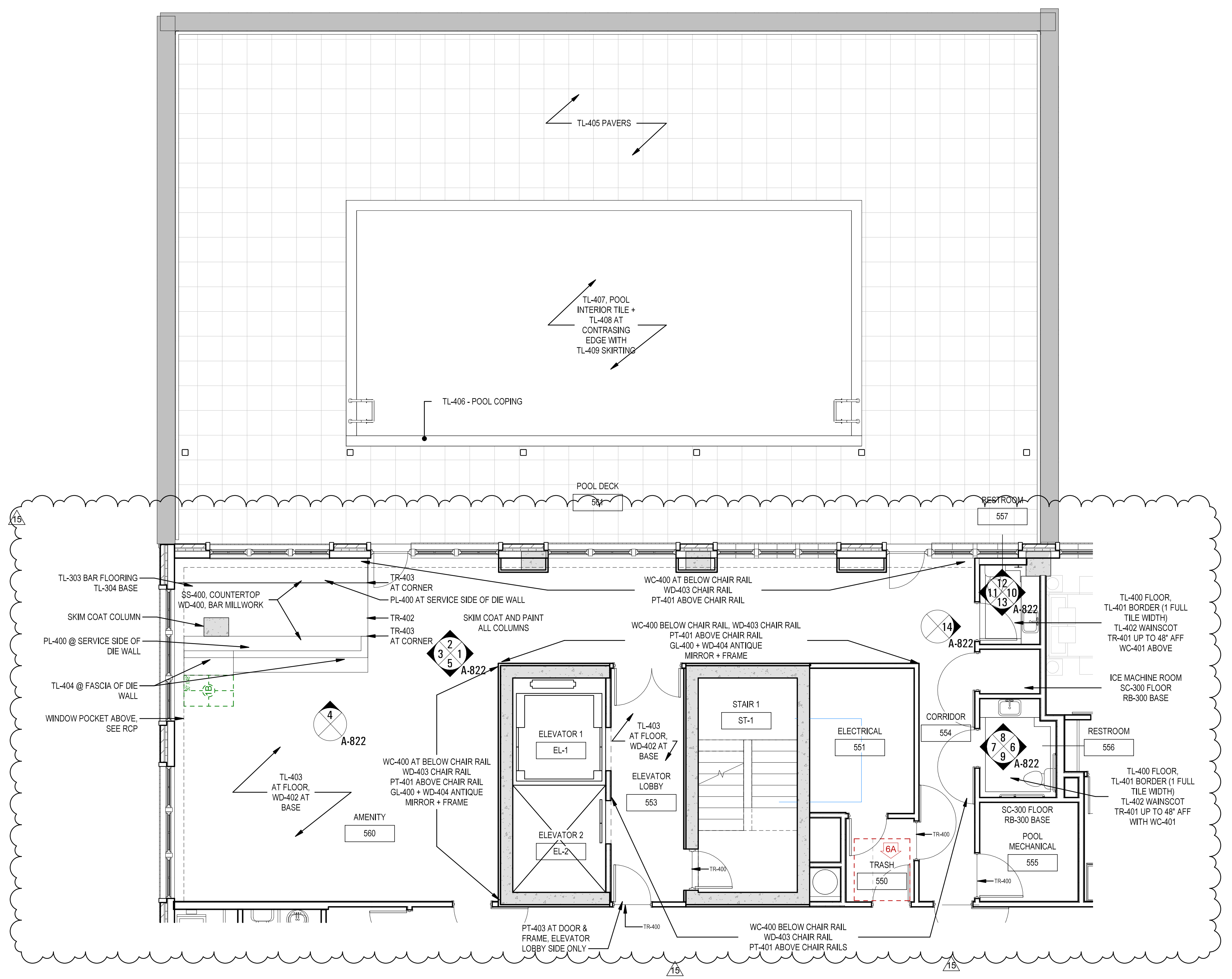
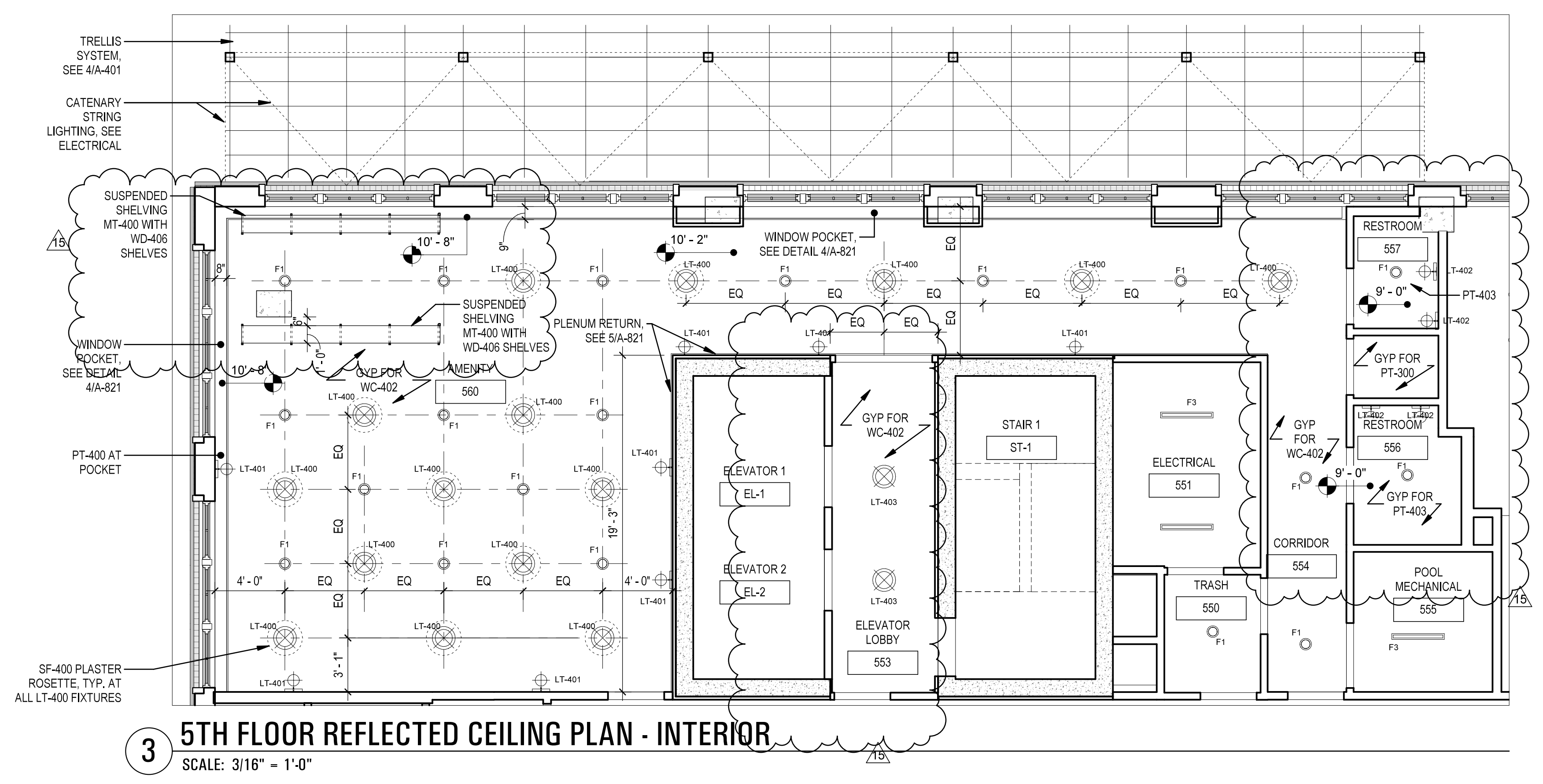
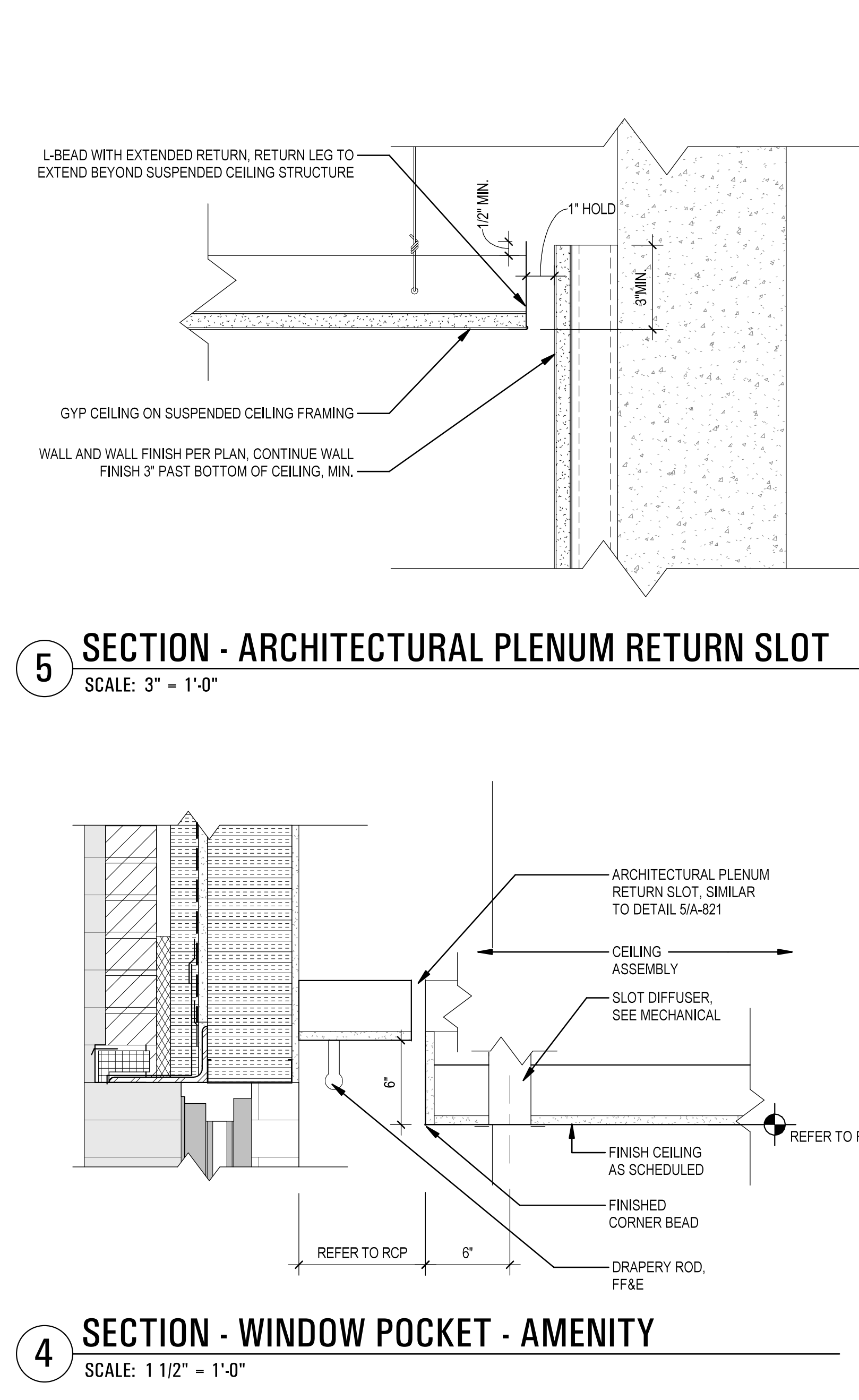
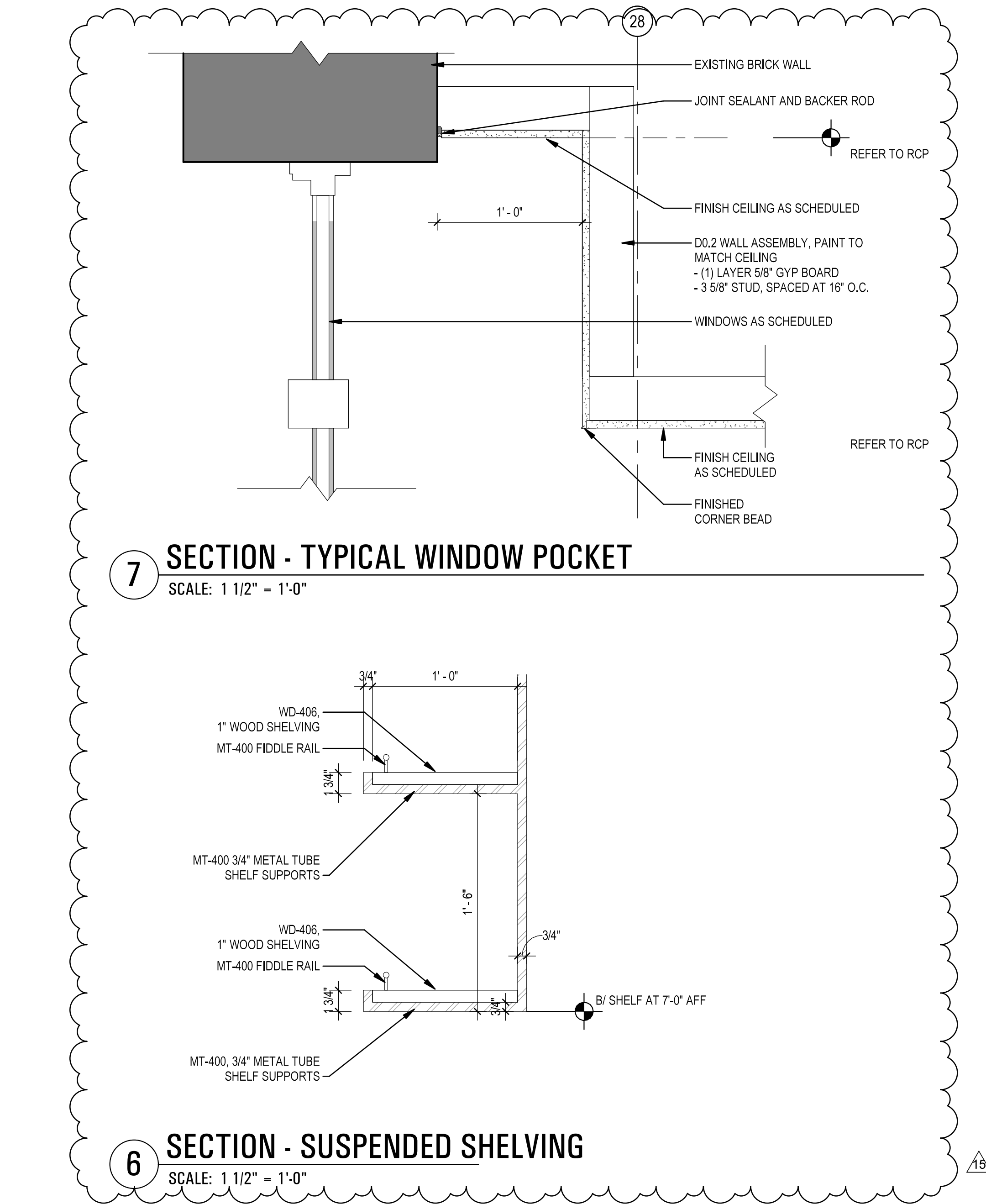
DATE	ISSUED FOR
06/17/2021	BUILDING PERMIT
08/23/2021	SFM CORRECTIONS
10/15/2021	DESIGN DEVELOPMENT
01/20/2022	PERMIT CORRECTIONS
02/10/2022	CMP
05/25/2022	ISSUE FOR CONSTRUCTION
08/31/2022	BULLETIN #1
01/20/2023	ASI-03

HARTSHORNE PLUNKARD ARCHITECTURE



SCALE: As indicated

FIFTH FLOOR PLAN



AREA FOR CITY APPROVAL STAMP

GENERAL INTERIORS NOTE:
SEE SPECIFICATION SECTION 00 04 00 FOR FINISH SCHEDULES

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420 JULIA ST

ISSUANCES		
DATE	ISSUED FOR	
4 02/10/2022	GMP	
9 05/25/2022	ISSUE FOR CONSTRUCTION	
10 08/31/2022	BULLETIN #1	
13 01/20/2023	ASH-03	
15 03/24/2023	ASH-07	

HARTSHORNE PLUNKARD ARCHITECTURE
HPA 232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.274.4699
HPARCHITECTURE.COM

SCALE: As indicated

FIFTH FLOOR ID LAYOUT

A-821



1 LEVEL 2
SCALE: 1/8" = 1'-0"

AREA FOR CITY APPROVAL STAMP
PLAN NOTES

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ROOM / UNIT TYPE KEY

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- 207 UNIT NUMBER
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Hartshorne Plunkard Architecture, LLC shall retain all copyrights, statutory and common law rights with regard to these plans and building design. Reproduction, changes or preparation in any third party shall occur without obtaining expressed written permission and consent of Hartshorne Plunkard Architecture, LLC.

420 JULIA ST

ISSUANCES	
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10/20/2023	ASH-03
03/24/2023	ASH-07

HARTSHORNE PLUNKARD ARCHITECTURE
232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.274.4659
HPARCHITECTURE.COM

SCALE: As indicated

SECOND FLOOR PLAN



SEE SPECIFICATION SECTION 00 04 00 FOR
FINISH SCHEDULES



A-811

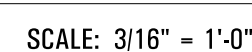
SEE SPECIFICATION SECTION 00 04 00 FOR
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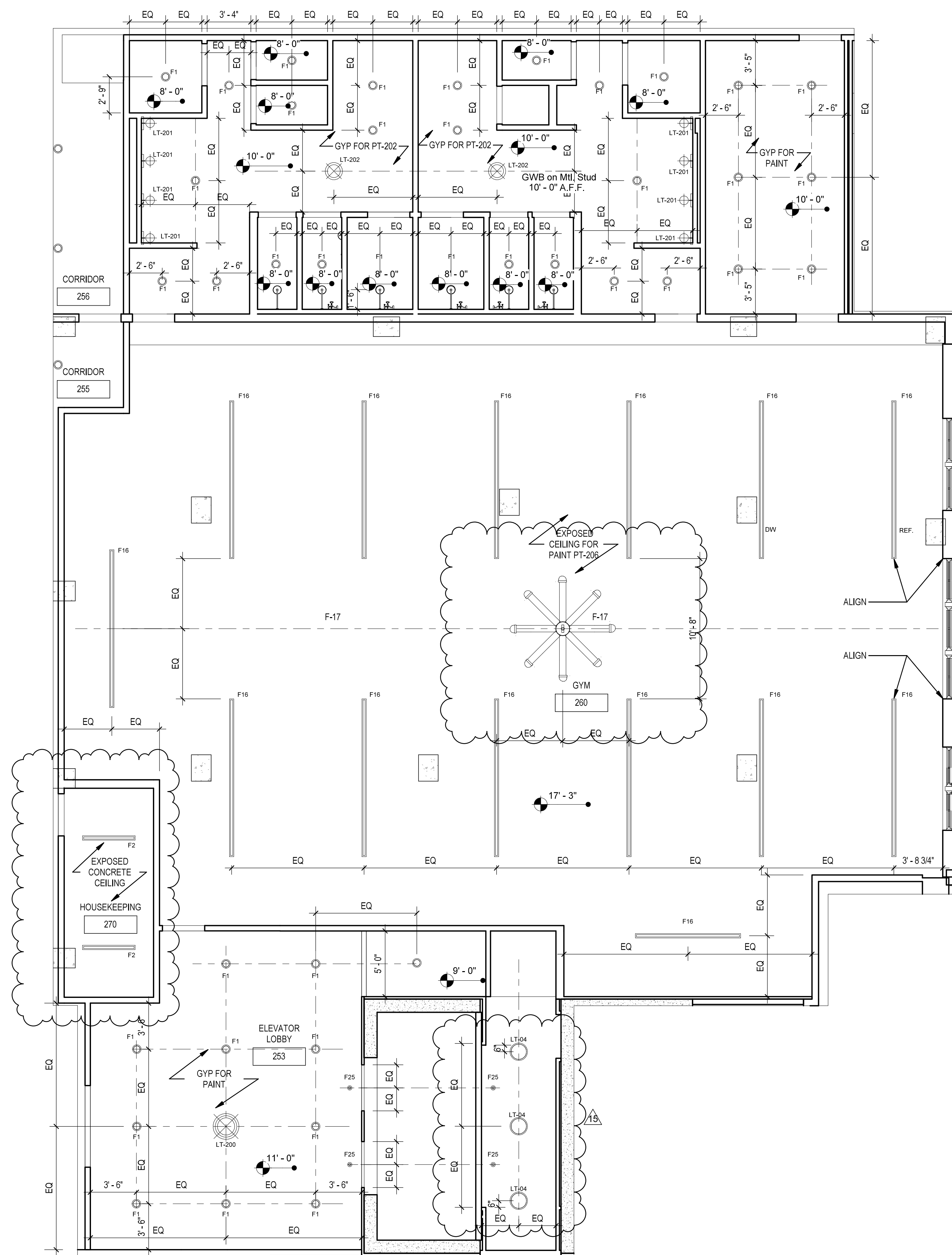
ISSUANCES

[illegible]

HPA 232 NORTH CARPENTER S
CHICAGO, IL 60607
312.224.4488
HPARCHITECTURE.COM



A-811 RCP



LEGEND

 EXISTING TREES
TO REMAIN AND
BE PROTECTED,
SEE I/SP101

LEGEND

PLANTING NOTES

1. LANDSCAPE ARCHITECT TO CONFIRM PLANT ARRANGEMENT PRIOR TO INSTALLATION.
2. SEE L511 FOR IRRIGATION PLAN.
3. SEE L590 FOR PLANTING DETAILS.

Contractual responsibility for reviewing all Pass Specifications, working at existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall coordinate the work in conjunction with all applicable building codes.

A written Materials Specification was issued by the project and along with these printed documents constitute the Contract Documents for this project. It is to be noted that the Materials Specification is not a part of the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors certify that they have viewed the entire contract document set and are satisfied that they understand all applicable work. Additional Authorized Specification copies are available online upon request.

Handsome Plinked Architecture, LLC shall retain all copyrights, patent and common law right with regard to these plans and building design. Reproduction, changes or assignment to any third party shall not occur without obtaining expressed written permission and consent of Handsome Plinked Architecture, LLC.

420 Julia Street

420 Julia St, New Orleans, LA 70130

ISSUANCES

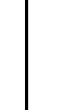
	DATE	ISSUED FOR
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3	10/15/2021	DESIGN DEVELOPMENT
4	01/01/2020	PERMIT CORRECTIONS
4	04/15/2022	PERMIT CORRECTIONS
9	05/26/2022	ISSUE FOR CONSTRUCTION
10	09/31/2022	BULLETIN #1

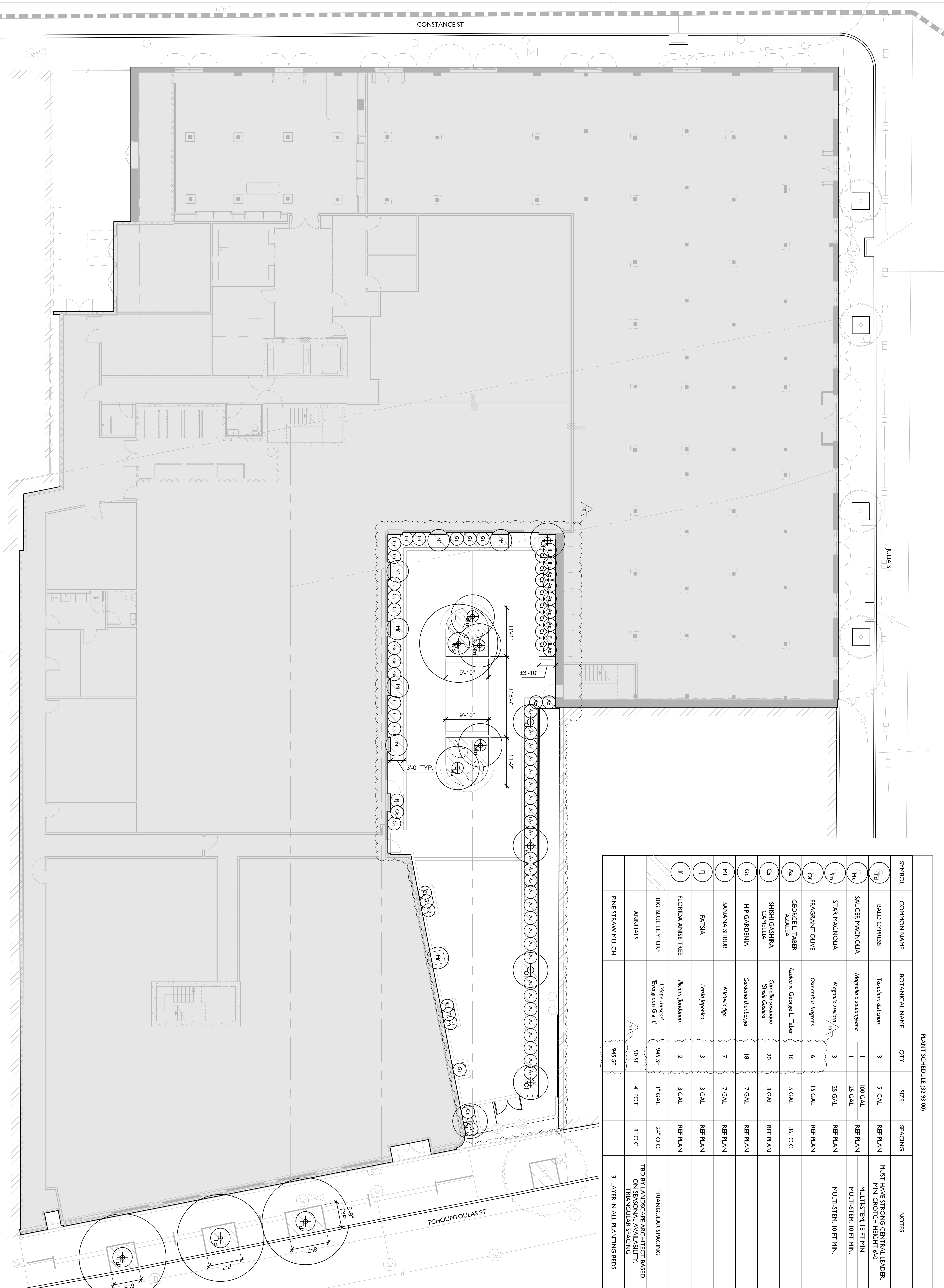
spackman
mossop
michaels

SCALE: AS INDICATED

FIRST FLOOR PLANTING PLAN

1501

PLANT SCHEDULE (32.93.00)						
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	SPACING	NOTES
	BALD CYRESS	<i>Taxodium distichum</i>	3	5" CAL	REF PLAN	MUST HAVE STRONG CENTRAL LEADER, MIN. CROTCH HEIGHT 6'-0"
	SAUCER MAGNOLIA	<i>Magnolia x soulangeana</i>	1	100 GAL	REF PLAN	
	STAR MAGNOLIA	<i>Magnolia stellata</i>	1	25 GAL	REF PLAN	
	FRAGRANT OLIVE	<i>Osmunthus fragrans</i>	3	25 GAL	REF PLAN	
	GEORGE L. TABER AZALEA	<i>Azalea x 'George L. Taber'</i>	6	15 GAL	REF PLAN	MULTI-STEM, 18 FT MIN. MULTI-STEM, 10 FT MIN. MULTI-STEM, 10 FT MIN.
	SHISHI GASHIRA CAMELLIA	<i>Camellia sasazura 'Shishi Gashira'</i>	36	5 GAL	36" O.C.	
	HIP GARDENIA	<i>Gardenia thunbergia</i>	20	3 GAL	REF PLAN	
	BANANA SHRUB	<i>Mitchella filigo</i>	18	7 GAL	REF PLAN	
	FATISA	<i>Fatsia japonica</i>	7	7 GAL	REF PLAN	TRIANGULAR SPACING
	FLORIDA ANISE TREE	<i>Illicium floridanum</i>	3	3 GAL	REF PLAN	
	BIG BLUE LILTTURF	<i>Liriodie muscari 'Evergreen Giant'</i>	2	3 GAL	REF PLAN	
	ANNUALS		50 SF	4" POT	8" O.C.	
	PINE STRAW MULCH			945 SF		TBD BY LANDSCAPE ARCHITECT BASED ON SEASONAL AVAILABILITY, TRIANGULAR SPACING 3" LAYER IN ALL PLANTING BEDS



1 PLANTING PLAN, FIRST FLOOR

Scale: 1/8"=1'-0"



LEGEND

EXISTING TREES TO
REMAIN AND BE
PROTECTED, SEE LSP101

AREAS TO BE
IRRIGATED, APPROX.
945 SF

PROPOSED TREES,
SEE L501

IRRIGATION NOTES

1. SEE L501 FOR PLANTING PLAN.
2. ANY PLANT MATERIAL NOT SHOWN AS IRRIGATED SHALL BE HAND WATERED DURING ESTABLISHMENT.
3. IRRIGATION BACKFLOW PREVENTER TO BE COORDINATED WITH MEP.
4. LOCATION OF IRRIGATION CONTROLLER TO BE COORDINATED BY LANDSCAPE ARCHITECT.

Contractor shall be responsible for reviewing all Plans and Specifications, including, but not limited to, all applicable building codes, and verifying that the work shown on the Plans and Specifications complies with the applicable codes and specifications. Contractor shall ensure that the work is completed in accordance with the Plans and Specifications, and shall be responsible for obtaining all necessary permits and approvals. Contractor shall be responsible for obtaining all necessary permits and approvals. Contractor shall be responsible for obtaining all necessary permits and approvals.

These plans were prepared by the Architect for the purpose of obtaining a building permit. The Architect does not warrant the accuracy or completeness of the information provided on these plans, and the Architect does not assume any liability for the use of these plans for any purpose other than that for which they were prepared. The Architect does not assume any liability for the use of these plans for any purpose other than that for which they were prepared.

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420 Julia St, New Orleans, LA 70130

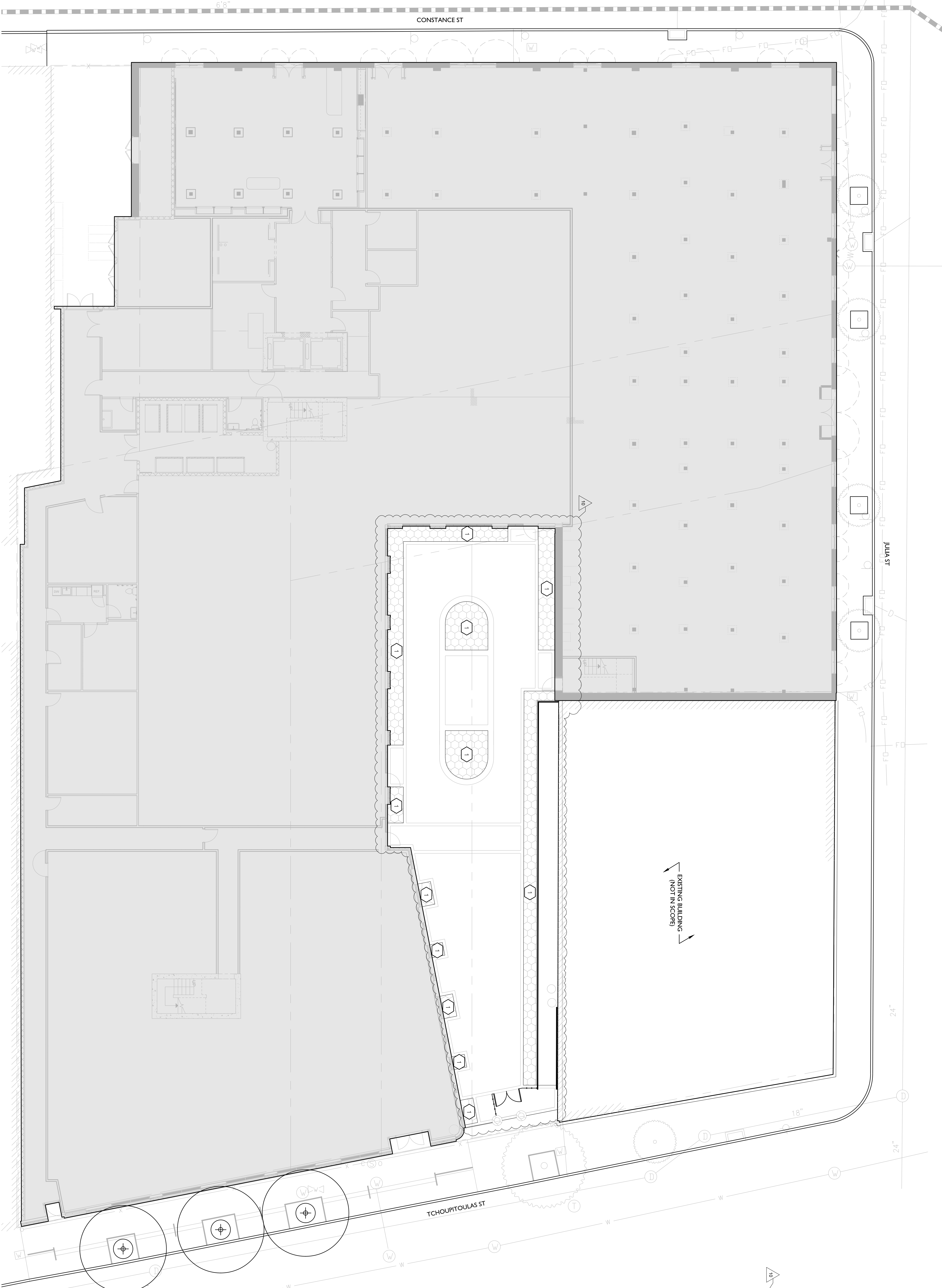
ISSUANCES	
DATE	ISSUED FOR
6/17/2021	BUILDING PERMIT
10/15/2021	DESIGN DEVELOPMENT
3/10/2022	PERMIT CORRECTIONS
4/04/2022	PERMIT CORRECTIONS
9/05/2022	ISSUE FOR CONSTRUCTION
10/05/2022	BULLETIN #1

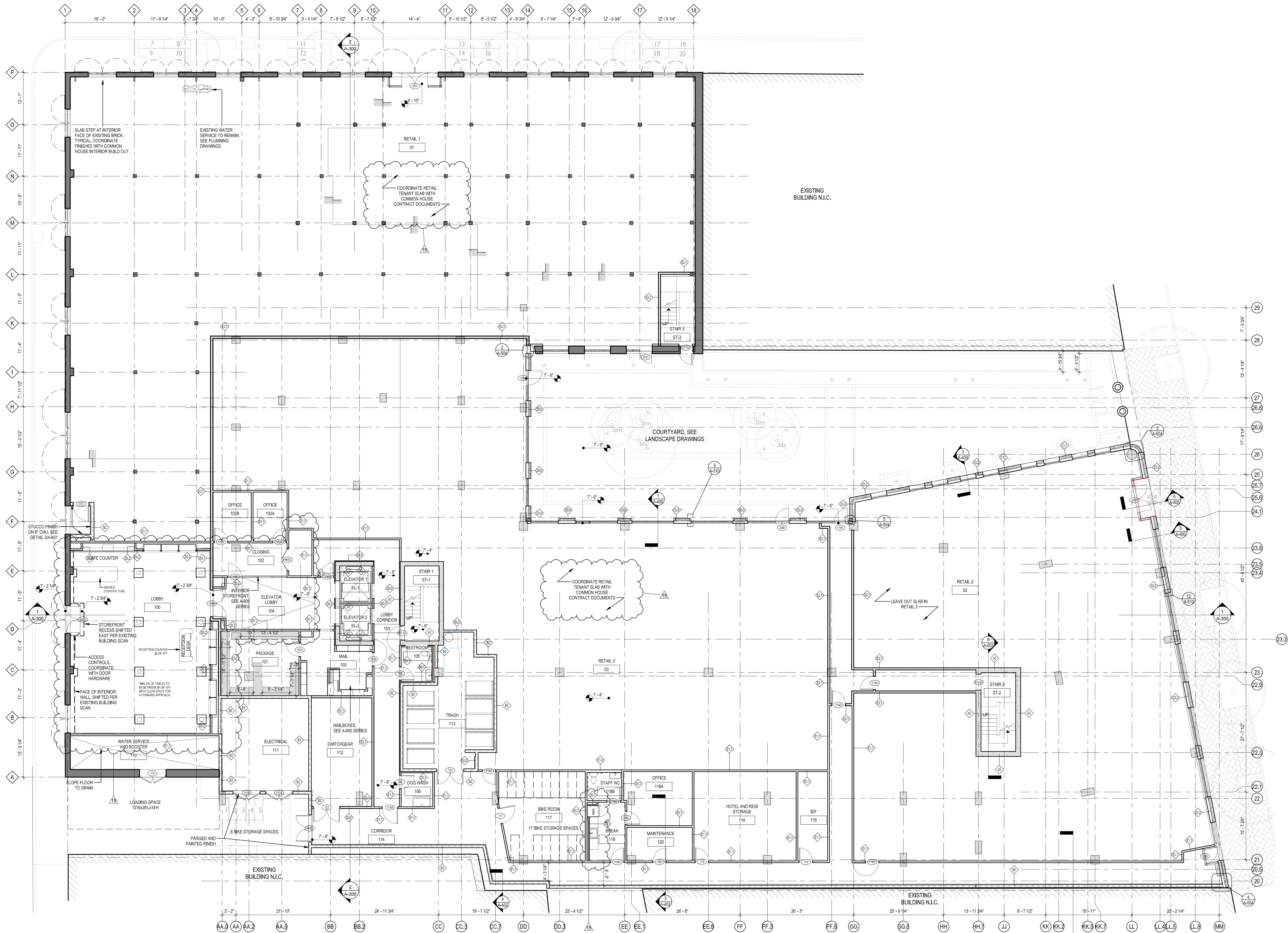
spackman
mossop
michaels

SCALE: AS INDICATED

FIRST FLOOR PLAN
LANDSCAPE
IRRIGATION PLAN

L511





1 LEVEL 1
SCALE: 1/8" = 1'-0"

AREA FOR CITY APPROVAL STAMP
PLAN NOTES

- WALL TAGS AS SHOWN PER PLAN ARE REFERENCE IN WALL TYPE SCHEDULE ON A-601
SEE WALL TYPE SCHEDULE ON A-601 FOR FIRE RATINGS, UL LISTINGS, & ASSEMBLIES
- SEE DOOR SCHEDULE ON SHEET A-600 FOR DOOR FIRE RATINGS & SIZES
- SEE WINDOW SCHEDULES ON A-603 & A-604 FOR WINDOW ASSEMBLIES

PLAN MATERIAL KEY

- CIP CONCRETE WALL
- CMU BLOCK WALL
- METAL STUD & GYPSUM BOARD WALL
- PARTIAL HEIGHT GYPSUM BOARD WALL
- BRICK MASONRY WALL
- STRUCTURAL COMPONENT
- EXISTING CONSTRUCTION
- PLANTINGS
- GRAVEL

PLAN DOOR CLEARANCE KEY

- FRONT APPROACH - PULL SIDE:
18" AT PUSH SIDE x 60" PARALLEL FROM DOOR
- FRONT APPROACH - PUSH SIDE:
48" PARALLEL FROM DOOR
- FRONT APPROACH - PUSH SIDE W/CLOSER:
12" AT PULL SIDE x 48" PARALLEL FROM DOOR
- LATCH APPROACH - PULL SIDE W/CLOSER:
24" AT PULL SIDE x 54" PARALLEL FROM DOOR

ROOM / UNIT TYPE KEY

- 2B-Q2-R - 2 BED UNIT, REFERENCE SHEET G-005
- 207 - UNIT NUMBER
- 6 - UNIT TYPE NUMBER, SEE ENLARGED PLANS A808

example above shown for reference

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and nothing. Architect immediately if any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval on conformity to Architectural design intent.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

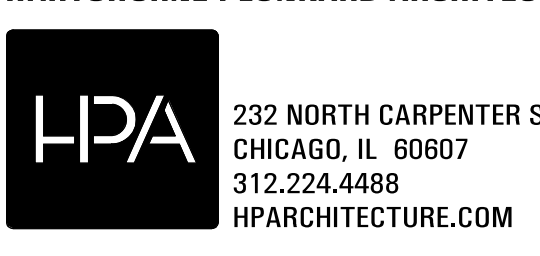
Hartshorne Plunkard, LLC shall retain all copyrights, statutory and common law rights with regard to these plans and building design. Reproduction, changes or assignment in any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LLC.

420 JULIA ST

ISSUANCES

DATE	ISSUED FOR
08/17/2021	BUILDING PERMIT
1 08/23/2021	SFM CORRECTIONS
10/15/2021	DESIGN DEVELOPMENT
3 01/20/2022	PERMIT CORRECTIONS
4 02/19/2022	CMP
5 03/04/2022	SFM CORRECTIONS
9 05/25/2022	ISSUE FOR CONSTRUCTION
10 08/31/2022	BULLETIN #1
12 11/04/2022	ASH-02 - STRUCTURAL
13 01/20/2023	ASH-03
15 03/24/2023	ASH-07

HARTSHORNE PLUNKARD ARCHITECTURE



SCALE: As indicated

FIRST FLOOR PLAN

A-101

420 Julia Property Holder LLC

Meeting Location: 420 Julia Street, New Orleans, LA

Re: Neighborhood Participation Program (NPP) Meeting Notes

Date: January 13, 2026

Scheduled Time: 5:00 p.m.

Meeting Commenced: 5:11 p.m.

Meeting Concluded: 5:37 p.m.

Applicant Representatives in Attendance:

Pablo David, AJ Capital / 420 Julia Property Holder LLC

Richard Cortizas, Jeffrey Good and Elizabeth Bourg, Jones Walker LLP

Neighbors/Guests in Attendance:

Michelle Mayfield, Lorie Robinson, Wayne Francingues, Ivy Johnson, Scott Lynch, John Jenkins, Richard Katz, Robert Chaison, Danny Wedge, Colleen Mayfield, Johnny Hughes, Bette Ruth Johnson, Samantha Ladd, Tash Miller, Michael R. Bach, Kyle Formby

Meeting Summary

Richard Cortizas opened the meeting with introductions and explained the purpose of the NPP meeting: to inform neighbors of a proposed Conditional Use application that would allow the existing Social Club use to continue if hotel units are converted to residential units.

Richard explained that the property is zoned CBD-6, which permits hotels and multi-family residential uses. Common House currently operates the amenity space as an ancillary use to the hotel. If the hotel units convert to residential use, a standalone Social Club is not permitted by right under CBD-6 zoning and requires Conditional Use approval.

Richard noted that adjacent property owners and neighbors within a 600-foot radius were notified because the building exceeds 25,000 square feet. He emphasized that there are no proposed design or structural changes to the building. The purpose of this application is solely to secure the Conditional Use approval for the Social Club.

Richard further explained that the purpose of the meeting (NPP) was to present the proposal, allow feedback, comments, and questions, and the feedback/comments/questions would then be put into a report as part of the Conditional Use application to the City Planning Commission. Richard noted that the building would remain the same, with no design or structural changes proposed.

Richard outlined the approval process: the Conditional Use application will be submitted to the City Planning Commission, with the intent to be heard at the March 10, 2026 meeting. Following the Commission's recommendation, the application will be presented to the City Council for a vote at a public meeting.

Richard reiterated there are no building structural changes.

Pablo David of AJ Capital explained that ownership has received interest in converting hotel units to residential units, which is the reason for this application. He reiterated that there are

no proposed building expansions or changes to the unit count, and the property would continue to comply with all zoning requirements.

Questions and Comments from Attendees

Danny Wedge: Will there be short-term rentals? Will the hotel keep operating as a hotel?

Michelle Mayfield: Asked whether the property could have both permanent residents and hotel rooms.

Scott Lynch: How many units are currently in the building?

Pablo David (with subsequent additional response from Jeff Good): The building currently has residential units and hotel rooms. The total unit count would remain the same if hotel rooms convert to residential.

Richard Cortizas: Once the building is fully residential, it will still comply with all open space regulations.

Kyle Formby: At some point would you get rid of the hotel entirely?

Pablo David: Possibly. This application is to maintain the Social Club as a standalone use separate from the hotel.

Johnny Hughes: Is there a possibility of a late-night club? He expressed concern about loud music.

Richard Cortizas: A bar is already allowed as part of the hotel. There is no intent to make it public; the hotel amenities (operated by Common House) and bar are not open to the general public without membership.

Michelle Mayfield: Would the facilities still be used for weddings, parties, or special events?

Richard Cortizas: Explained that outside promoters and vendors are required to obtain special event permits. He cited the recent Super Bowl events as an example of proper permitting.

Colleen Mayfield: Expressed concern about unauthorized or unpermitted events.

Pablo David: Advised that he would discuss this with the operator.

Colleen Mayfield: If the property moves forward with residences instead of hotel, what would the event schedule look like? Events in the courtyard have been disruptive.

Pablo David: Advised he will have a conversation with operator (Common House). He does not believe that residential use versus hotel use would increase disruption.

Michelle Mayfield: Do current residents of the building complain about courtyard events?

Pablo David: He was not aware of any resident complaints.

Colleen Mayfield: What is the current percentage of residential units versus hotel units?

Pablo David / Jeff Good: 70 residential units and 43 hotel rooms.

John Jenkins: Commented that he believed residences are by nature less of a nuisance than hotels.

Pablo David: He believes there is higher demand for residences.

Scott Lynch: What percentage of units are currently occupied?

Pablo David: He believed occupancy to be above 90%.

Jeff Good: Noted that the exact figure would be confirmed prior to submittal of the application

Michelle Mayfield: Does Memoir Hotel have a minimum number of nights to stay?

Pablo David: No. There is no minimum hotel stay.

Closing

Richard Cortizas thanked all attendees for their participation and noted that neighbors may continue to submit questions or comments via email through the submittal and hearing of the application.

420 Julia Property Holder LLC

12/26/2025

Dear Neighbors:

On behalf of the property owner of 420 Julia St. New Orleans, La. 70130 (420 Julia Property Holder LLC) we are pleased to invite our neighbors to a Neighborhood Participation Program (NPP) meeting for a presentation on a proposed application for a Conditional Use to allow a Social Club, as defined in Chapter 26 of the New Orleans Comprehensive Zoning Ordinance, at 420 Julia St. The property is zoned CBD-6 which requires a Social Club use as a Conditional Use.

As part of the City of New Orleans' NPP and Conditional Use approval procedures our application must be heard by the Planning Commission and the City Council.

Because you are a neighbor or otherwise interested in the neighborhood, we are inviting you to a NPP meeting where you can learn more about the plans and present questions or concerns. This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you updated if there are any changes to the plans.

***The NPP meeting will take place:
Tuesday January 13, 2026 at 5:00 pm
At 420 Julia St. New Orleans, La. 70130***

If you are unable to attend and would like to receive information from the meeting, or if you have any additional questions or comments, please contact Richard Cortizas at rcortizas@joneswalker.com or (504) 582-8372.

We hope to see you at the meeting.

Sincerely,



420 Julia Property Holder LLC

PROPERTY OWNERS AND RESIDENT WITHIN 600 FEET

Name	Mailing Address	Mailing City
1120 Rentals LLC	202 N Locksley Dr	Lafayette
300 Julia St Prime Property LLC	1901 Manhattan Blvd Bldg H Ste 101	Harvey
301 St Joseph St Prime Property LLC	1901 Manhattan Blvd Bldg H	Harvey
320 St Joseph LLC	800 Baronne St	New Orleans
332 Saint Joseph LLC	4228 Houma Blvd Suite 600	Metairie
333 St Joseph Foundry LLC	333 Stjoseph St	New Orleans
335 Julia Partners LLC	320 Julia St	New Orleans
345 St Joseph Stpartnership	C/O Hri Properties 812 Gravier Street Suite 200	New Orleans
350 St Joseph LLC	901 Tchoupitoulas St	New Orleans
401 Andrew Higgins LLC	901 Tchoupitoulas St	New Orleans
402 Julia St Associates Ltd	Partnership 448 Julia Street	New Orleans
411 Andrew Higgins LLC	901 Tchoupitoulas St	New Orleans
420 Julia Property Holder LLC	133 N Jefferson St 4th Floor	Chicago
425 Notre Dame LLC	452 Walnut St	New Orleans
425 Notre Dame LLC	500 Bienville St	New Orleans
425 Notre Dame LLC	550 Bienville St	New Orleans
432 Julia LLC	432 Julia St	New Orleans
468 St Joseph LLC	712 Vintage St	Kenner
521 St Joseph LLC	527 St Joseph St	New Orleans
527 Julia Street LLC	C/O Scott Simmons Mentz Simmons Law Group LLC 3700 Or	New Orleans
527 St Joseph LLC	527 St Joseph St	New Orleans
640 Magazine Srteet LLC	640 Magazine St	New Orleans
700 Mag LLC	8 Oak Aly	Baton Rouge
701 S Peters Development LLC	516 Bienville St Apt 520	New Orleans
701 S Peters Penthouse Units LLC	516 Bienville St Apt 520	New Orleans
709 Tchoupitoulas Partners	709 Tchoupitoulas St	New Orleans
746 Tchoupitoulas Ccrc LLC	Pobox 57269	New Orleans
747 Magazine Ccrc LLC	Pobox 57269	New Orleans
748 Zen Associates LLC	2000 Mount Vernon Ave	Alexandria
755 Tchoupitoulas LLC	Pobox 57269	New Orleans
800 Camp Street LLC	Etals 616 Jefferson Hwy	Jefferson
800 Camp Street LLC	909 Poydras St Suite 2660	New Orleans
801 Magazine LLC	1470 Urania St	New Orleans
819 Magazine Owner LLC	4021 Magazine St	New Orleans
828 Camp Street LLC	120 Terry Pkwy	Gretna
840 Camp LLC	C/O Frances Quin 842 Camp St Unit 7	New Orleans
850 Tchoupitoulas LLC	C/O Peter M Trapolin PO Box 2733	New Orleans
913 Magazine Street LLC	913 Magazine St Ste 200	New Orleans
A Jesus Sisto	333 Julia St Unit 218	New Orleans
Aaron Gerald Mammoser	333 Julia St #414	New Orleans
Abej LLC	C/O Clearview Hotel Capital 500 Newport Center Dr Suite 800	Newport Beach
Adam Jerome Tyndale	333 Julia St Unit 518	New Orleans
Adam Robert Travis	54 Central Sq Unit 3B	Lynn
Adele Faust	9135 Judge Perez Dr	Chalmette
Adil A Fatakia	840 Tchoupitoulas St Unit 311	New Orleans

Adil Fatakia	840 Tchoupitoulas St Unit 311	New Orleans
Adolfo E Garcia	448 Julia St Unit 201	New Orleans
Age Burnell Jr	1201 Canal St #251	New Orleans
Akemi Sato	760 Magazine St Unit-307	New Orleans
Akshey K Gupta	804 Doucet Rd	Lafayette
Alan J Appley	323 Beverly Dr	Lafayette
Alberny and Duque Inc	4149 Chateau Blvd	Kenner
Albert J Decoste	425 Notre Dame St #502	New Orleans
Alexandra Elisa Clark	Etal 402 Julia St #306	New Orleans
Alfred & Jeannette Ackal Family LLC	801 Rue Royale	New Iberia
Alice Harris Regan	840 Tchoupitoulas St #315	New Orleans
Amanda L Schott	700 Magazine St Unit 515	New Orleans
Ammon L Miller	700 Commerce St Unit-312	New Orleans
Amy L Stelly	700 Commerce St Unit-101	New Orleans
Andrew C Roesch	6031 Orlov Trotter Ave	Las Vegas
Andrew C Vodicka	102 Edinburgh Cir	Lafayette
Andrew F Swoger	6200 Porteaux Rd	Ocean Springs
Andrew Hill	333 Julia St Unit 310	New Orleans
Andrews William H Jr	1110 E Wellsgate Dr	Oxford
Ann R Israel	8 Doescher Dr	New Orleans
Ann S Lux 2005 Irrevocable Trust Fbo Pau L S Lux	171 N Central Ave	Saint Louis
Anna Mathai	333 Julia St Unit 220	New Orleans
Anna Teresa Lee	402 Julia St 403	New Orleans
Anne Mancheski	450 Julia St Unit 2B	New Orleans
Anne W Dangle	700 Magazine St Unit 403	New Orleans
Aris W Cox	842 Camp St Unit 6	New Orleans
Art Lives LLC	400 Julia St Unit 400 A	New Orleans
Arthur III Roger	448 Julia St Unit 102	New Orleans
Associated Terminals LLC	9100 Safety Dr	Convent
Aucoin Tifani Dawn	448 Julia St Apt 206	New Orleans
Audubon Properties of Texas LLC	4 E Belmont St	Pensacola
Augustine Charles L Jr	Etal 403 Blossom St	Gretna
B & B Assets LLC	19133 Perkins Rd E	Baton Rouge
Babiswarup R Chandamuri	840 Tchoupitoulas St Unit 318A	New Orleans
Balanced Friends LLC	111 Barataria St	Lockport
Barefoot Hill Enterprises LLC	16192 Coastal Hwy	Lewes
Barreca Andrew P	425 Notre Dame St Unit# 201	New Orleans
Barry G Landry	302 Cedar Tree Dr	Thibodaux
Barry Landry	302 Cedar Tree Dr	Thibodaux
Benjamin E Fleming	700 Commerce St Unit 315	New Orleans
Benjamin Lawrence Edwards	66 Main St #607	Yonkers
Bergeron Todd J	333 Julia St Unit 428	New Orleans
Bernard Earl Eagleton	3325 E Lakeshore Dr	Baton Rouge
Bernard Stubbs	530 N Lakeshore Dr Unit 1041	Chicago
Bernot Gary Matthew Jr	124 Weymouth Way	Eddyville
Bettie R Johnson	1716 Poplar Blvd	Jackson
Blackwell Jessica Lee	700 Commerce St Unit 216	New Orleans

Blake N Boyd	920 Poeyfarre St Unit 118	New Orleans
Blake R Newton	Etal 6167 Catina St	New Orleans
Bobbie J Duplantis	410 Oakleaf Dr	Lafayette
Bol Properties LLC	Attn: Ajsa Nikolic MD New Orleans Urgent Care 900 Magazine	New Orleans
Bollinger Charlotte	Etal 102 Cherokee Avenue	Thibodaux
Brad B Hamilton	1081 Tchoupitoulas St	New Orleans
Bradford J Breuhl	330 Julia St Unit 306	New Orleans
Bradley Timothy J Bradley Marcia M	302 Steiner Rd #A	Lafayette
Brasuell Todd S	55 Riverdale Dr	Covington
Brett R Prieur	330 Julia St Unit 311	New Orleans
Brian Keller	1068 Cyril Ave	Baton Rouge
Brown Val T Jr	Etals 75 Rosedown Dr	Destrehan
Bruce J Toppin	4632 Ridgemoor Dr	Belden
Bruce M Shuman	2615 Coastal Oak Dr	Houston
Bruemfieldsophiac	PO Box 52005	New Orleans
Bruno Joseph M Jr	404 Notre Dame St Unit 18	New Orleans
Buisson Benjamin	142 Brockenbraugh Ct	Metairie
Burn Family Living Trust	123 Walnut St Unit 603	New Orleans
Byron T Cooke	333 Julia St Unit 318	New Orleans
C K & A Properties LLC	221 Tyler Chistian Dr	Houma
Carl B Burkland	402 Julia St Unit 404	New Orleans
Carlo J Mulvenna	333 Girod St Unit 207	New Orleans
Carlton Aaron	760 Magazine St Unit 115	New Orleans
Carol B Logreco	101 W Imperial Dr	Harahan
Caruso-Riecke Jared J	11 Magnolia Gardens Dr	Covington
Catherine A Witry	700 Commerce St Unit 220	New Orleans
Catherine Cashio Rooks	ET Al 450 Julia St Unit 3A	New Orleans
Catherine K Young	920 Webster St	New Orleans
Catherine Marie Landry	107 S Montauban Dr	Lafayette
Catherine W Murray	961 Camphill Dr	Abita Springs
Celine L Williamson	333 Julia St Unit 413	New Orleans
Chad E Dowd	2710 Arkansas Blvd	Texarkana
Chandamuri Babi R	ET Al 840 Tchoupitoulas St 318	New Orleans
Charles B Smith	840 Tchoupitoulas St Unit 212	New Orleans
Charles H IV Austin	4840 Ithaca St	Metairie
Chauvin William P	840 Tchoupitoulas St Unit 204A	New Orleans
Cherese Leigh Trust	330 Julia St Unit 314	New Orleans
Cherese Leigh Trust	81 Greensward Ln	Sugar Land
Cherie L Vogel	333 Julia St Unit 228	New Orleans
Cheryl L Baxter	5610 Chelsey Ln #102	Fort Myers
Chez Clay LLC	862 Tchoupitoulas St Unit-1	New Orleans
Chop102 LLC	13401 Cleveland St	Folsom
Christa Lahaye Duplechain	420 Hale Dr	Thibodaux
Christianne C Gaudet	808 3rd St Unit 4	Santa Monica
Christopher G Johnson	700 Commerce St Unit 302	New Orleans
Christopher John Nolan	700 Magazine St Unit 404	New Orleans
Christopher K Wolff	1109 Shirley Rd	Bunkie

Christopher R Kenyon	ET Al 840 Tchoupitoulas #317	New Orleans
Christopher Scott Hebert	333 Julia St Unit 516	New Orleans
Cindy Gahagan Gray Trustee of The Cindy	Gahagan Gray Rev TRT Dated 8/9/22 67 Chuthbert Lane	Acworth
City Of New Orleans	1300 Perdido St	New Orleans
Clare Marian Fildes-Schwemlein	8372 Laidbrook Pl	New Albany
Claudia A Cavallino	425 Notre Dame St Unit 802	New Orleans
Claudia Aragon	700 Commerce St Unit 202	New Orleans
Claussen Martha W	ET Al 330 Julia St Unit 221	New Orleans
Cohen Ari	840 Tchoupitoulas St Unit 210	New Orleans
Colleen Nicole Mayfield	402 Julia St Unit 402	New Orleans
Collier Gina Marullo	404 Notre Dame St Unit P3	New Orleans
Convention Plantcreations in	827 Magazine St	New Orleans
Cooper James P	6611 Butlers Crest Dr	Bradenton
Corey Louis Hartman	409 Windsor Dr	Birmingham
Cox Christopher III R	807 Rue Decatur	Metairie
Cracklin Properties LLC	C/O William M Hammack 930 Tchoupitoulas St	New Orleans
Cracklin Properties LLC	930 Tchoupitoulas St	New Orleans
Craig A Sable	9601 Hall Rd	Potomac
Crescent City Corporate Rentals LLC	160 Main St	Biloxi
Crescent Condos LLC	128 Bayberry Dr	Covington
Crescent South Realty LLC	425 Notre Dame St Unit 405	New Orleans
Cuong Bui	333 Girod St Unit 203	New Orleans
Cuong Bui	333 Girod St Unit 205	New Orleans
Current Resident	200 Julia St	New Orleans
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Current Resident	330 Notre Dame St	New Orleans
Current Resident	332 Julia St	New Orleans
Current Resident	333 Girod St	New Orleans
Current Resident	333 Girod St Unit 201	New Orleans
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Current Resident	333 Julia St	New Orleans
Current Resident	333 Julia St Unit 06	New Orleans
Current Resident	333 Julia St Unit 1	New Orleans
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Current Resident	333 Julia St Unit 520	New Orleans
Current Resident	333 N Diamond St	New Orleans
Current Resident	333 Saint Joseph St	New Orleans
Current Resident	336 Saint Joseph St	New Orleans
Current Resident	339 Saint Joseph St	New Orleans
Current Resident	344 Saint Joseph St Apt 401	New Orleans
Current Resident	344 Saint Joseph St Apt 430	New Orleans
Current Resident	344 Saint Joseph St Apt 537	New Orleans
Current Resident	344 Saint Joseph St	New Orleans
Current Resident	345 Saint Joseph St	New Orleans
Current Resident	401 Andrew Higgins Dr	New Orleans
Current Resident	401 Girod St	New Orleans
Current Resident	401 Girod St Apt 1	New Orleans
Current Resident	401 Girod St Apt 2	New Orleans
Current Resident	401 Girod St Apt 3	New Orleans
Current Resident	401 Girod St Apt 4	New Orleans
Current Resident	401 Girod St Apt 5	New Orleans
Current Resident	401 Girod St Apt 6	New Orleans
Current Resident	401 Julia St	New Orleans
Current Resident	401 Saint Joseph St	New Orleans
Current Resident	402 Julia St	New Orleans
Current Resident	402 Julia St SIGN	New Orleans
Current Resident	402 Julia St Unit 201	New Orleans
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Current Resident	402 Julia St Unit 408	New Orleans
Current Resident	404 Notre Dame St	New Orleans
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Current Resident	404 Notre Dame St Unit 7	New Orleans
Current Resident	404 Notre Dame St Unit 8	New Orleans
Current Resident	404 Notre Dame St Unit 9	New Orleans
Current Resident	407 Notre Dame St	New Orleans
Current Resident	411 Andrew Higgins Dr	New Orleans
Current Resident	412 Girod St	New Orleans
Current Resident	414 Girod St	New Orleans
Current Resident	416 Girod St	New Orleans
Current Resident	417 Girod St	New Orleans
Current Resident	418 Girod St	New Orleans
Current Resident	420 Julia St	New Orleans
Current Resident	422 Notre Dame St	New Orleans
Current Resident	422 Notre Dame St Unit 1	New Orleans
Current Resident	422 Notre Dame St Unit 2	New Orleans
Current Resident	422 Notre Dame St Unit 3	New Orleans
Current Resident	424 Girod St	New Orleans
Current Resident	425 Notre Dame St	New Orleans
Current Resident	425 Notre Dame St Unit 200	New Orleans
Current Resident	425 Notre Dame St Unit 201	New Orleans
Current Resident	425 Notre Dame St Unit 401	New Orleans

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Current Resident	448 Julia St Ste 405	New Orleans
Current Resident	448 Julia St Ste 406	New Orleans
Current Resident	448 Julia St Ste 407	New Orleans
Current Resident	448 Julia St Ste 408	New Orleans
Current Resident	448 Julia St Ste 409	New Orleans
Current Resident	448 Julia St Ste 410a	New Orleans
Current Resident	448 Julia St Ste 412	New Orleans
Current Resident	450 Julia St	New Orleans
Current Resident	450 Julia St Apt 1A	New Orleans
Current Resident	450 Julia St Apt 2A	New Orleans
Current Resident	450 Julia St Apt 2B	New Orleans
Current Resident	450 Julia St Apt 3A	New Orleans
Current Resident	450 Julia St Apt 3B	New Orleans
Current Resident	450 Julia St Apt 3C	New Orleans
Current Resident	450 Julia St Apt 3D	New Orleans
Current Resident	450 Julia St Apt 3E	New Orleans
Current Resident	450 Julia St Apt 3F	New Orleans
Current Resident	450 Julia St Apt 3G	New Orleans
Current Resident	451 Andrew Higgins Dr	New Orleans
Current Resident	451 Girod St	New Orleans
Current Resident	451 Girod St Apt 200	New Orleans
Current Resident	451 Girod St Apt 201	New Orleans
Current Resident	451 Girod St Apt 202	New Orleans
Current Resident	451 Girod St Apt 203	New Orleans
Current Resident	451 Girod St Apt 204	New Orleans
Current Resident	451 Girod St Apt 205	New Orleans
Current Resident	451 Girod St Apt 210	New Orleans
Current Resident	451 Girod St Apt 211	New Orleans
Current Resident	451 Girod St Apt 212	New Orleans
Current Resident	451 Girod St Apt 213	New Orleans
Current Resident	451 Girod St Apt 214	New Orleans
Current Resident	451 Girod St Apt 215	New Orleans
Current Resident	451 Girod St Apt 216	New Orleans
Current Resident	451 Girod St Apt 217	New Orleans
Current Resident	451 Girod St Apt 300	New Orleans
Current Resident	451 Girod St Apt 301	New Orleans
Current Resident	451 Girod St Apt 302	New Orleans
Current Resident	451 Girod St Apt 303	New Orleans
Current Resident	451 Girod St Apt 304	New Orleans
Current Resident	451 Girod St Apt 310	New Orleans
Current Resident	451 Girod St Apt 311	New Orleans
Current Resident	451 Girod St Apt 312	New Orleans
Current Resident	451 Girod St Apt 313	New Orleans
Current Resident	451 Girod St Apt 314	New Orleans
Current Resident	451 Girod St Apt 400	New Orleans
Current Resident	451 Girod St Apt 401	New Orleans
Current Resident	451 Girod St Apt 402	New Orleans

Current Resident	451 Girod St Apt 403	New Orleans
Current Resident	451 Girod St Apt 410	New Orleans
Current Resident	451 Girod St Apt 411	New Orleans
Current Resident	451 Girod St Apt 412	New Orleans
Current Resident	451 Girod St Apt 413	New Orleans
Current Resident	451 Girod St Apt 500	New Orleans
Current Resident	451 Girod St Apt 501	New Orleans
Current Resident	451 Girod St Apt 510	New Orleans
Current Resident	452 Julia St	New Orleans
Current Resident	454 Julia St Ste 1A	New Orleans
Current Resident	454 Julia St	New Orleans
Current Resident	468 Saint Joseph St	New Orleans
Current Resident	481 Girod St	New Orleans
Current Resident	500 Julia St	New Orleans
Current Resident	510 Julia St	New Orleans
Current Resident	510 Julia St Apt 201	New Orleans
Current Resident	510 Julia St Apt 202	New Orleans
Current Resident	510 Julia St Apt 203	New Orleans
Current Resident	510 Julia St Apt 204	New Orleans
Current Resident	510 Julia St Apt 205	New Orleans
Current Resident	510 Julia St Apt 206	New Orleans
Current Resident	510 Julia St Apt 207	New Orleans
Current Resident	510 Julia St Apt 208	New Orleans
Current Resident	516 Julia St	New Orleans
Current Resident	518 Julia St	New Orleans
Current Resident	521 Saint Joseph St	New Orleans
Current Resident	522 Julia St	New Orleans
Current Resident	527 Julia St	New Orleans
Current Resident	527 Saint Joseph St	New Orleans
Current Resident	527 Saint Joseph St HM	New Orleans
Current Resident	527 Saint Joseph St Unit A	New Orleans
Current Resident	527 Saint Joseph St Unit B	New Orleans
Current Resident	527 Saint Joseph St Unit C	New Orleans
Current Resident	527 Saint Joseph St Unit D	New Orleans
Current Resident	527 Saint Joseph St Unit E	New Orleans
Current Resident	527 Saint Joseph St Unit F	New Orleans
Current Resident	527 Saint Joseph St Unit G	New Orleans
Current Resident	528 Julia St	New Orleans
Current Resident	529 Julia St	New Orleans
Current Resident	531 Julia St	New Orleans
Current Resident	541 Julia St	New Orleans
Current Resident	630 Magazine St	New Orleans
Current Resident	637 Tchoupitoulas St	New Orleans
Current Resident	641 Tchoupitoulas St	New Orleans
Current Resident	644 Tchoupitoulas St	New Orleans
Current Resident	646 Tchoupitoulas St	New Orleans
Current Resident	700 Commerce St	New Orleans

[illegible]

[illegible]

Current Resident	700 Magazine St Unit 416	New Orleans
Current Resident	700 Magazine St Unit 417	New Orleans
Current Resident	700 Magazine St Unit 501	New Orleans
Current Resident	700 Magazine St Unit 502	New Orleans
Current Resident	700 Magazine St Unit 503	New Orleans
Current Resident	700 Magazine St Unit 504	New Orleans
Current Resident	700 Magazine St Unit 505	New Orleans
Current Resident	700 Magazine St Unit 506	New Orleans
Current Resident	700 Magazine St Unit 507	New Orleans
Current Resident	700 Magazine St Unit 510	New Orleans
Current Resident	700 Magazine St Unit 511	New Orleans
Current Resident	700 Magazine St Unit 512	New Orleans
Current Resident	700 Magazine St Unit 513	New Orleans
Current Resident	700 Magazine St Unit 514	New Orleans
Current Resident	700 Magazine St Unit 515	New Orleans
Current Resident	700 Magazine St Unit 516	New Orleans
Current Resident	700 Magazine St Unit 517	New Orleans
Current Resident	700 Tchoupitoulas St	New Orleans
Current Resident	701 S Peters St	New Orleans
Current Resident	701 Tchoupitoulas St	New Orleans
Current Resident	708 Magazine St	New Orleans
Current Resident	709 S Peters St	New Orleans
Current Resident	709 Tchoupitoulas St FIRE PUMP	New Orleans
Current Resident	711 S Peters St	New Orleans
Current Resident	711 S Peters St Apt 101	New Orleans
Current Resident	711 S Peters St Apt 102	New Orleans
Current Resident	711 S Peters St Apt 103	New Orleans
Current Resident	711 S Peters St Apt 104	New Orleans
Current Resident	711 S Peters St Apt 201	New Orleans
Current Resident	711 S Peters St Apt 202	New Orleans
Current Resident	711 S Peters St Apt 203	New Orleans
Current Resident	711 S Peters St Apt 204	New Orleans
Current Resident	711 S Peters St Apt 205	New Orleans
Current Resident	711 S Peters St Apt 206	New Orleans
Current Resident	711 S Peters St Apt 207	New Orleans
Current Resident	711 S Peters St Apt 208	New Orleans
Current Resident	711 S Peters St Apt 209	New Orleans
Current Resident	711 S Peters St Apt 210	New Orleans
Current Resident	711 S Peters St Apt 211	New Orleans
Current Resident	711 S Peters St Apt 212	New Orleans
Current Resident	711 S Peters St Apt 213	New Orleans
Current Resident	711 S Peters St Apt 301	New Orleans
Current Resident	711 S Peters St Apt 302	New Orleans
Current Resident	711 S Peters St Apt 303	New Orleans
Current Resident	711 S Peters St Apt 304	New Orleans
Current Resident	711 S Peters St Apt 305	New Orleans
Current Resident	711 S Peters St Apt 306	New Orleans

Current Resident	711 S Peters St Apt 307	New Orleans
Current Resident	711 S Peters St Apt 308	New Orleans
Current Resident	711 S Peters St Apt 309	New Orleans
Current Resident	711 S Peters St Apt 310	New Orleans
Current Resident	711 S Peters St Apt 311	New Orleans
Current Resident	711 S Peters St Apt 312	New Orleans
Current Resident	711 S Peters St HM-A	New Orleans
Current Resident	711 S Peters St HM-B	New Orleans
Current Resident	711 S Peters St Pent 401	New Orleans
Current Resident	711 S Peters St Pent 402	New Orleans
Current Resident	711 S Peters St Pent 403	New Orleans
Current Resident	711 S Peters St Pent 404	New Orleans
Current Resident	711 S Peters St Pent 405	New Orleans
Current Resident	711 S Peters St Pent 406	New Orleans
Current Resident	711 S Peters St Pent 407	New Orleans
Current Resident	711 Tchoupitoulas St	New Orleans
Current Resident	711 Tchoupitoulas St Ste 101	New Orleans
Current Resident	711 Tchoupitoulas St Ste 102	New Orleans
Current Resident	711 Tchoupitoulas St Unit 201	New Orleans
Current Resident	711 Tchoupitoulas St Unit 202	New Orleans
Current Resident	711 Tchoupitoulas St Unit 203	New Orleans
Current Resident	711 Tchoupitoulas St Unit 204	New Orleans
Current Resident	711 Tchoupitoulas St Unit 205	New Orleans
Current Resident	711 Tchoupitoulas St Unit 206	New Orleans
Current Resident	711 Tchoupitoulas St Unit 207	New Orleans
Current Resident	711 Tchoupitoulas St Unit 208	New Orleans
Current Resident	711 Tchoupitoulas St Unit 301	New Orleans
Current Resident	711 Tchoupitoulas St Unit 302	New Orleans
Current Resident	711 Tchoupitoulas St Unit 303	New Orleans
Current Resident	711 Tchoupitoulas St Unit 304	New Orleans
Current Resident	711 Tchoupitoulas St Unit 305	New Orleans
Current Resident	711 Tchoupitoulas St Unit 306	New Orleans
Current Resident	711 Tchoupitoulas St Unit 307	New Orleans
Current Resident	711 Tchoupitoulas St Unit 308	New Orleans
Current Resident	711 Tchoupitoulas St Unit 401	New Orleans
Current Resident	711 Tchoupitoulas St Unit 402	New Orleans
Current Resident	711 Tchoupitoulas St Unit 403	New Orleans
Current Resident	711 Tchoupitoulas St Unit 404	New Orleans
Current Resident	711 Tchoupitoulas St Unit 405	New Orleans
Current Resident	713 Magazine St	New Orleans
Current Resident	719 S Peters St	New Orleans
Current Resident	725 Magazine St	New Orleans
Current Resident	725 S Peters St	New Orleans
Current Resident	727 S Peters St	New Orleans
Current Resident	728 Camp St	New Orleans
Current Resident	728 Camp St Unit 1	New Orleans
Current Resident	728 Camp St Unit 2	New Orleans

Current Resident	728 Camp St Unit 3	New Orleans
Current Resident	729 Magazine St	New Orleans
Current Resident	730 Camp St	New Orleans
Current Resident	730 Magazine St	New Orleans
Current Resident	730 Tchoupitoulas St	New Orleans
Current Resident	731 Tchoupitoulas St	New Orleans
Current Resident	733 Tchoupitoulas St	New Orleans
Current Resident	735 Tchoupitoulas St	New Orleans
Current Resident	740 Camp St	New Orleans
Current Resident	741 Magazine St	New Orleans
Current Resident	744 Camp St	New Orleans
Current Resident	746 Tchoupitoulas St	New Orleans
Current Resident	747 Magazine St	New Orleans
Current Resident	747 Magazine St Unit 1	New Orleans
Current Resident	747 Magazine St Unit 2	New Orleans
Current Resident	747 Magazine St Unit 3	New Orleans
Current Resident	747 Magazine St Unit 4	New Orleans
Current Resident	747 Tchoupitoulas St	New Orleans
Current Resident	748 Camp St	New Orleans
Current Resident	748 Camp St FIRE PUMP	New Orleans
Current Resident	749 S Peters St	New Orleans
Current Resident	751 Tchoupitoulas St	New Orleans
Current Resident	752 Tchoupitoulas St	New Orleans
Current Resident	756 Magazine St	New Orleans
Current Resident	758 Magazine St	New Orleans
Current Resident	760 Magazine St	New Orleans
Current Resident	760 Magazine St Unit 101	New Orleans
Current Resident	760 Magazine St Unit 102	New Orleans
Current Resident	760 Magazine St Unit 103	New Orleans
Current Resident	760 Magazine St Unit 104	New Orleans
Current Resident	760 Magazine St Unit 105	New Orleans
Current Resident	760 Magazine St Unit 106	New Orleans
Current Resident	760 Magazine St Unit 107	New Orleans
Current Resident	760 Magazine St Unit 108	New Orleans
Current Resident	760 Magazine St Unit 109	New Orleans
Current Resident	760 Magazine St Unit 110	New Orleans
Current Resident	760 Magazine St Unit 111	New Orleans
Current Resident	760 Magazine St Unit 112	New Orleans
Current Resident	760 Magazine St Unit 113	New Orleans
Current Resident	760 Magazine St Unit 115	New Orleans
Current Resident	760 Magazine St Unit 116	New Orleans
Current Resident	760 Magazine St Unit 117	New Orleans
Current Resident	760 Magazine St Unit 118	New Orleans
Current Resident	760 Magazine St Unit 119	New Orleans
Current Resident	760 Magazine St Unit 120	New Orleans
Current Resident	760 Magazine St Unit 201	New Orleans
Current Resident	760 Magazine St Unit 202	New Orleans

Current Resident	760 Magazine St Unit 203	New Orleans
Current Resident	760 Magazine St Unit 204	New Orleans
Current Resident	760 Magazine St Unit 205	New Orleans
Current Resident	760 Magazine St Unit 206	New Orleans
Current Resident	760 Magazine St Unit 207	New Orleans
Current Resident	760 Magazine St Unit 208	New Orleans
Current Resident	760 Magazine St Unit 209	New Orleans
Current Resident	760 Magazine St Unit 210	New Orleans
Current Resident	760 Magazine St Unit 211	New Orleans
Current Resident	760 Magazine St Unit 212	New Orleans
Current Resident	760 Magazine St Unit 213	New Orleans
Current Resident	760 Magazine St Unit 214	New Orleans
Current Resident	760 Magazine St Unit 215	New Orleans
Current Resident	760 Magazine St Unit 216	New Orleans
Current Resident	760 Magazine St Unit 217	New Orleans
Current Resident	760 Magazine St Unit 218	New Orleans
Current Resident	760 Magazine St Unit 219	New Orleans
Current Resident	760 Magazine St Unit 220	New Orleans
Current Resident	760 Magazine St Unit 221	New Orleans
Current Resident	760 Magazine St Unit 222	New Orleans
Current Resident	760 Magazine St Unit 223	New Orleans
Current Resident	760 Magazine St Unit 224	New Orleans
Current Resident	760 Magazine St Unit 301	New Orleans
Current Resident	760 Magazine St Unit 302	New Orleans
Current Resident	760 Magazine St Unit 303	New Orleans
Current Resident	760 Magazine St Unit 304	New Orleans
Current Resident	760 Magazine St Unit 305	New Orleans
Current Resident	760 Magazine St Unit 306	New Orleans
Current Resident	760 Magazine St Unit 307	New Orleans
Current Resident	760 Magazine St Unit 308	New Orleans
Current Resident	760 Magazine St Unit 309	New Orleans
Current Resident	760 Magazine St Unit 310	New Orleans
Current Resident	760 Magazine St Unit 311	New Orleans
Current Resident	760 Magazine St Unit 312	New Orleans
Current Resident	760 Magazine St Unit OFFICE	New Orleans
Current Resident	760 Magazine St Unit PH-A	New Orleans
Current Resident	800 Camp St	New Orleans
Current Resident	800 Commerce St	New Orleans
Current Resident	800 Magazine St HM	New Orleans
Current Resident	800 Magazine St	New Orleans
Current Resident	800 S Peters St	New Orleans
Current Resident	800 Tchoupitoulas St	New Orleans
Current Resident	801 Constance St	New Orleans
Current Resident	801 Fulton St	New Orleans
Current Resident	801 Magazine St	New Orleans
Current Resident	805 Magazine St	New Orleans
Current Resident	807 S Peters St	New Orleans

[illegible]

Current Resident	808 Constance St Apt 424	New Orleans
Current Resident	808 Constance St Apt 425	New Orleans
Current Resident	808 Constance St Apt 426	New Orleans
Current Resident	808 Constance St Apt 427	New Orleans
Current Resident	808 Constance St Apt 428	New Orleans
Current Resident	808 Constance St Apt 429	New Orleans
Current Resident	808 Constance St Apt 430	New Orleans
Current Resident	808 Constance St Apt 502	New Orleans
Current Resident	808 Constance St Apt 503	New Orleans
Current Resident	808 Constance St Apt 504	New Orleans
Current Resident	808 Constance St Apt 505	New Orleans
Current Resident	808 Constance St Apt 506	New Orleans
Current Resident	808 Constance St Apt 508	New Orleans
Current Resident	808 Constance St Apt 513	New Orleans
Current Resident	808 Constance St Apt 514	New Orleans
Current Resident	808 Constance St Apt 515	New Orleans
Current Resident	808 Constance St Apt 516	New Orleans
Current Resident	808 Constance St Apt 517	New Orleans
Current Resident	808 Constance St Apt 518	New Orleans
Current Resident	808 Constance St Apt 519	New Orleans
Current Resident	808 Constance St Apt 520	New Orleans
Current Resident	808 Constance St Apt 521	New Orleans
Current Resident	808 Constance St Apt 522	New Orleans
Current Resident	808 Constance St Apt 523	New Orleans
Current Resident	808 Constance St FIRE PUMP	New Orleans
Current Resident	808 Constance St HM	New Orleans
Current Resident	811 Fulton St	New Orleans
Current Resident	811 S Peters St	New Orleans
Current Resident	814 Magazine St FIRE PUMP	New Orleans
Current Resident	814 S Peters St	New Orleans
Current Resident	815 Constance St	New Orleans
Current Resident	815 Fulton St	New Orleans
Current Resident	815 Magazine St	New Orleans
Current Resident	815 Tchoupitoulas St	New Orleans
Current Resident	817 Constance St	New Orleans
Current Resident	818 Camp St	New Orleans
Current Resident	819 Constance St	New Orleans
Current Resident	819 Magazine St	New Orleans
Current Resident	820 Magazine St	New Orleans
Current Resident	821 Commerce St	New Orleans
Current Resident	821 Magazine St	New Orleans
Current Resident	821 Tchoupitoulas St	New Orleans
Current Resident	823 Fulton St	New Orleans
Current Resident	824 Constance St	New Orleans
Current Resident	827 Tchoupitoulas St	New Orleans
Current Resident	828 Camp St	New Orleans
Current Resident	828 S Peters St	New Orleans

Current Resident	829 Tchoupitoulas St	New Orleans
Current Resident	831 Magazine St	New Orleans
Current Resident	834 Camp St	New Orleans
Current Resident	835 Fulton St	New Orleans
Current Resident	835 Tchoupitoulas St	New Orleans
Current Resident	838 Camp St	New Orleans
Current Resident	838 Camp St Apt A	New Orleans
Current Resident	838 Camp St Apt B	New Orleans
Current Resident	838 Camp St Apt C	New Orleans
Current Resident	840 Camp St	New Orleans
Current Resident	840 S Peters St	New Orleans
Current Resident	840 Tchoupitoulas St	New Orleans
Current Resident	840 Tchoupitoulas St Unit 101	New Orleans
Current Resident	840 Tchoupitoulas St Unit 102	New Orleans
Current Resident	840 Tchoupitoulas St Unit 103	New Orleans
Current Resident	840 Tchoupitoulas St Unit 201	New Orleans
Current Resident	840 Tchoupitoulas St Unit 202	New Orleans
Current Resident	840 Tchoupitoulas St Unit 203	New Orleans
Current Resident	840 Tchoupitoulas St Unit 204	New Orleans
Current Resident	840 Tchoupitoulas St Unit 205	New Orleans
Current Resident	840 Tchoupitoulas St Unit 206	New Orleans
Current Resident	840 Tchoupitoulas St Unit 207	New Orleans
Current Resident	840 Tchoupitoulas St Unit 208	New Orleans
Current Resident	840 Tchoupitoulas St Unit 209	New Orleans
Current Resident	840 Tchoupitoulas St Unit 210	New Orleans
Current Resident	840 Tchoupitoulas St Unit 211	New Orleans
Current Resident	840 Tchoupitoulas St Unit 212	New Orleans
Current Resident	840 Tchoupitoulas St Unit 213	New Orleans
Current Resident	840 Tchoupitoulas St Unit 214	New Orleans
Current Resident	840 Tchoupitoulas St Unit 215	New Orleans
Current Resident	840 Tchoupitoulas St Unit 216	New Orleans
Current Resident	840 Tchoupitoulas St Unit 217	New Orleans
Current Resident	840 Tchoupitoulas St Unit 218	New Orleans
Current Resident	840 Tchoupitoulas St Unit 219	New Orleans
Current Resident	840 Tchoupitoulas St Unit 220	New Orleans
Current Resident	840 Tchoupitoulas St Unit 221	New Orleans
Current Resident	840 Tchoupitoulas St Unit 222	New Orleans
Current Resident	840 Tchoupitoulas St Unit 223	New Orleans
Current Resident	840 Tchoupitoulas St Unit 224	New Orleans
Current Resident	840 Tchoupitoulas St Unit 301	New Orleans
Current Resident	840 Tchoupitoulas St Unit 302	New Orleans
Current Resident	840 Tchoupitoulas St Unit 303	New Orleans
Current Resident	840 Tchoupitoulas St Unit 304	New Orleans
Current Resident	840 Tchoupitoulas St Unit 305	New Orleans
Current Resident	840 Tchoupitoulas St Unit 306	New Orleans
Current Resident	840 Tchoupitoulas St Unit 307	New Orleans
Current Resident	840 Tchoupitoulas St Unit 308	New Orleans

Current Resident	840 Tchoupitoulas St Unit 309	New Orleans
Current Resident	840 Tchoupitoulas St Unit 310	New Orleans
Current Resident	840 Tchoupitoulas St Unit 311	New Orleans
Current Resident	840 Tchoupitoulas St Unit 312	New Orleans
Current Resident	840 Tchoupitoulas St Unit 313	New Orleans
Current Resident	840 Tchoupitoulas St Unit 314	New Orleans
Current Resident	840 Tchoupitoulas St Unit 315	New Orleans
Current Resident	840 Tchoupitoulas St Unit 316	New Orleans
Current Resident	840 Tchoupitoulas St Unit 317	New Orleans
Current Resident	840 Tchoupitoulas St Unit 318	New Orleans
Current Resident	841 Fulton St	New Orleans
Current Resident	842 Camp St Unit 1	New Orleans
Current Resident	842 Camp St Unit 2	New Orleans
Current Resident	842 Camp St Unit 3	New Orleans
Current Resident	842 Camp St Unit 4	New Orleans
Current Resident	842 Camp St Unit 5	New Orleans
Current Resident	842 Camp St Unit 6	New Orleans
Current Resident	842 Camp St Unit 7	New Orleans
Current Resident	842 Magazine St	New Orleans
Current Resident	843 Magazine St	New Orleans
Current Resident	844 S Peters St	New Orleans
Current Resident	845 Fulton St	New Orleans
Current Resident	847 Fulton St	New Orleans
Current Resident	848 Tchoupitoulas St	New Orleans
Current Resident	849 Fulton St	New Orleans
Current Resident	850 Tchoupitoulas St	New Orleans
Current Resident	851 Commerce St	New Orleans
Current Resident	851 Magazine St	New Orleans
Current Resident	852 S Peters St	New Orleans
Current Resident	852 Tchoupitoulas St	New Orleans
Current Resident	853 Commerce St	New Orleans
Current Resident	853 Fulton St	New Orleans
Current Resident	854 S Peters St	New Orleans
Current Resident	857 Fulton St	New Orleans
Current Resident	857 Magazine St	New Orleans
Current Resident	859 Commerce St	New Orleans
Current Resident	860 Tchoupitoulas St	New Orleans
Current Resident	861 Commerce St	New Orleans
Current Resident	862 Tchoupitoulas St	New Orleans
Current Resident	862 Tchoupitoulas St Unit 2	New Orleans
Current Resident	862 Tchoupitoulas St Unit 3	New Orleans
Current Resident	864 Tchoupitoulas St	New Orleans
Current Resident	866 Tchoupitoulas St	New Orleans
Current Resident	867 Magazine St	New Orleans
Current Resident	869 Magazine St	New Orleans
Current Resident	869 Tchoupitoulas St	New Orleans
Current Resident	870 Tchoupitoulas St	New Orleans

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Current Resident	923 Constance St Apt 301	New Orleans
Current Resident	923 Constance St Apt 302	New Orleans
Current Resident	923 Constance St Apt 303	New Orleans
Current Resident	923 Constance St Apt 304	New Orleans
Current Resident	923 Constance St Apt 305	New Orleans
Current Resident	923 Constance St Apt 306	New Orleans
Current Resident	923 Constance St Apt 307	New Orleans
Current Resident	923 Constance St Apt 308	New Orleans
Current Resident	923 Constance St Apt 309	New Orleans
Current Resident	923 Constance St Apt 310	New Orleans
Current Resident	923 Constance St Apt 311	New Orleans
Current Resident	923 Constance St Apt 312	New Orleans
Current Resident	923 Constance St Apt 313	New Orleans
Current Resident	923 Constance St Apt 314	New Orleans
Current Resident	923 Constance St Apt 315	New Orleans
Current Resident	923 Constance St Apt 316	New Orleans
Current Resident	923 Constance St Apt 317	New Orleans
Current Resident	923 Constance St Apt 318	New Orleans
Current Resident	923 Constance St Apt 319	New Orleans
Current Resident	923 Constance St Apt 320	New Orleans
Current Resident	923 Constance St Apt 321	New Orleans
Current Resident	923 Constance St Apt 322	New Orleans
Current Resident	923 Constance St Apt 323	New Orleans
Current Resident	923 Constance St Apt 324	New Orleans
Curtis Leszczynski	448 Julia St Unit 204	New Orleans
Cybil Curtis	760 Magazine St #310	New Orleans
Cybil W Curtis	760 Magazine St #310	New Orleans
Cynthia P Schick	Etals 1515 Poydras St Ste 1825	New Orleans
Daniel E Adams	700 Commerce St Unt 306	New Orleans
Daniel J Ferrari Revocable Family Trust	61391 Windrose Ct	Lacombe
Daniel M Payne	8025 Kristina Ln	North Richland Hills
Darrin J Burmaster	16 Canberra Dr	Metairie
David A Sr White	404 Notre Dame Loft 7	New Orleans
David A Ware	842 Camp St #4	New Orleans
David Barber	6315 Seven Oaks Ave	Baton Rouge
David M Truxillo	840 Tchoupitoulas St #208	New Orleans
David Nugent	21149 Mitchell Rd	Ponchatoula
David R Silvers	700 Magazine St Apt 203	New Orleans
Dcla Holdings LLC	448 Julia St Unit 310	New Orleans
Deanna Denise Rodriguez	700 Magazine St Unit 411	New Orleans
Deborah A Roesch	760 Magazine St Ste 101	New Orleans
Delaune Eric Paul	330 Julia St Unit 224	New Orleans
Dennis Joe Mayfield	425 Notre Dame St Unit 404	New Orleans
Derek L Fossier	700 Commerce St Unit 221	New Orleans
Desmond K Nunnery	978 Autumn Pines Dr	Orange Park
Deutsch Kerrigan& Stiles LLP	755 Magazine St	New Orleans
Diamond Street Ventures LLC	7835 Maple St	New Orleans

Diana L Keeley	5738 N Austin Ave	Chicago
Diane S Labouisse	425 Notre Dame St Unit 408	New Orleans
Dianne Kovacic	700 Magazine St Unit 201	New Orleans
Dina K Eppley	425 Notre Dame St Unit 508	New Orleans
Dixie Mill Supply Properties LLC	901 Tchoupitoulas St	New Orleans
Dixie Mill Supply Properties LLC	901 Tchoupitoulas St	New Orleans
Dmda Of Metairie LLC	324 Dulles Dr	Lafayette
Donald A Jr Clement	448 Julia St Unit 308	New Orleans
Donald J May	330 Julia St Unit PH5	New Orleans
Donald R Sr Midkiff	6435 Memphis St	New Orleans
Donna C Brazell	840 Tchoupitoulas St Unit 219	New Orleans
Donna L Brazile Trustee of The Donna L Brazile Family Living	Brazile Family Living Trust Dated January 12 2021 4507 Argy	Washington
Donnelly-Boyd Properties LLC	333 Julia St Unit 409	New Orleans
Donohue Shawn P	ET Al 508 West 269th St Apt 27	New York
Dorman L Strahan	407 Ardoyne Dr	Houma
Douglas Paul Coleman	1739 Great Oak Dr	Baton Rouge
Dr Ventures LLC	418 Girod St	New Orleans
Duane A Schrader	448 Julia St Unit 205	New Orleans
DVL Properties III LLC	C/O Richard B Jurisich Jr Esq 935 Gravier St Ste 1905	New Orleans
DVL Properties III LLC	935 Gravier St Ste1905	New Orleans
Edison P Miller	85 Sea Oaks Rd	Santarosa Beach
Edward D Clement	221 Abby Rd	Thibodaux
Edward J Trapido	330 Julia St Unit PH4	New Orleans
Ekistics No2l L C	411 Natchez St Suite 2	New Orleans
Eliza Lee Llewellyn	760 Magazine St Unit 217	New Orleans
Elizabeth M Muir	448 Julia St #304	New Orleans
Entergy New Orleans Inc	Property Tax Department 639 Loyola Ave	New Orleans
Enti LLC	3801 N Causeway Blvd Ste 302	Metairie
Erik L Johnsen	425 Notre Dame Unit 706	New Orleans
Erika Lynn Clary	ET Al 333 Julia St Unit 204	New Orleans
Erin E Biro	333 Girdo St Unit 203	New Orleans
Ernest G Waites	448 Julia St Unit 306	New Orleans
Evangeline Franklin	333 Julia St Unit 307	New Orleans
Evelyn S Battiste	2401 Oriole St	New Orleans
Faruqui Shaista H MD	ET Al 17951 Shoal Creek Dr	Baton Rouge
Fazzio Dominick	711 Tchoupitoulas St Apt 205	New Orleans
Fazzio Rebecca Titus	711 Tchoupitoulas St Apt 205	New Orleans
Federal National Mortgage Association	C/O Atty Penny M Daigrepoint 639 Loyola Ave Suite 1800	New Orleans
Fernando IV Patron	516 Bath St	Metairie
Fertitta Joseph D Jr	527 St Joseph St	New Orleans
Fertitta Joseph D Jr	842 Camp St Unit 3	New Orleans
Fnu Tasneem	330 Julia St Unit 203	New Orleans
Folse Yvette S	840 Tchoupitoulas St #215	New Orleans
Frank Leone	218 N Ellis Ave	Wheaton
Freda Silverman Katz	Etals 3164 Club Dr	Destin
Frederick Francis Barton	205 E Harmon Ave 905	Las Vegas
Freman Pamela McCullough	ET Als 412 Dauphine St #2B	New Orleans

Freny Fatakia Investments LLC	233 S St NE Apt 1	Washington
Fuller Todd D	13 Hummingbird Rd	Covington
Fulton St Limitedpartnership	362 Sudduth Cir	Fort Walton Beach
Funfersure Rentals LLC	27607 Brentsprings Run Ln	Katy
Fuselier Harold Anthony Jr	700 Magazine St Unit 303	New Orleans
Gabriel A Feldman	3427 Chestnut St	New Orleans
Gal Leasing LLC	620 Claiborne Rd	Baton Rouge
Gardner Joseph Warren Jr	225 Girod St #303	New Orleans
Gary D Blackwelder	333 Julia St Unit 230	New Orleans
Gary Lee Falnes	1634 W Saratoga St	Ferndale
Gary Levy Living Trust Gary Levy - Trustee	325 S Hope Chapel Rd	Jackson
Gddv LLC	122 W Chickasaw St	Brookhaven
Gem Assets LLC	7072 Highland Rd	Baton Rouge
George Hamal	330 Julia St #216	New Orleans
George Rodrigue Foundation of The Arts Inc	747 Magazine St #5	New Orleans
George Walter and Kathleen Ann Dean Livi NG Trust	333 Girod St #301	New Orleans
Gerald Baca	700 Commerce St Unit 307	New Orleans
Gerald J Nielsen	425 Notre Dame Unit 803	New Orleans
Gerald L Martin	333 Julia St Unit 311	New Orleans
Gerald Martin Baca	906 Coachlight Dr	Houston
Gerald W Jr Favre	700 Commerce St 106	New Orleans
Glenn E Moran	31 53rd St	Gulfport
Gloria A Jones	700 Commerce St Unit-215	New Orleans
Gore-Orleans LLC	550 Bienville St	New Orleans
Gore-St Tammany LLC	C/O Susan Gore Brennan 550 Bienville St	New Orleans
Gravier Development LLC	C/O Tchoupitoulas Partners 208 Bienville St Unit 1	New Orleans
Gregory Chris Baffes	3206 Ursulines Ave	New Orleans
Gregory D Pierce	840 Tchoupitoulas St Unit 206	New Orleans
Gregory Fontenot	448 Julia St #218	New Orleans
Gregory J Curtis	Etal 450 Julia St 3D	New Orleans
Grochowski Mateusz Fabian	330 Julia Street PH1	New Orleans
Guidry's Fresh Cut Inc	P O Box 451	Arnaudville
Gus Michaliakis	83290 Phillips Rd	Folsom
Gussy Boy LLC	333 Julia St Unit 411	New Orleans
Gutierrez Roberto Cruz Jr	5190 Miramar St	Eugene
Guy Productions LLC	3014 Ursulines Ave	New Orleans
Gwendolyn Lastrapes	711 Tchoupitoulas St Unit 402	New Orleans
Gwendolyn R Healy Trustee of The Gwendolyn R Healy Revoc	1212 Church St	Mobile
Haindel Christian J	102 Hawthorn Pl	Mandeville
Halstead Wade Walton III	700 Commerce St Unit-222	New Orleans
Hargroder Holdings LLC	3861 Ambassador Caffery Pkwy Ste 100	Lafayette
Harold R Jr Williams	333 Julia St Unit 420	New Orleans
Harry John III Longwell	28127 E Benders Landing Blvd	Spring
Henderson Holdings LLC	P O Box 4097	Houma
Henry L III Eiserloh	4334 Harvard Ave	Baton Rouge
Homer J III Dupuy	107 Donlin Ave	Pass Christian
Horacio S Baca	448 Julia St Unit 219	New Orleans

Howmar Rotunda LLC	7700 Dominican St	New Orleans
Hptmi II Properties Trust	400 Centre St	Newton
Hugh P Lambert	701 Magazine St	New Orleans
Hunchback LLC	430 Notre Dame	New Orleans
Hunchback LLC	430 Notre Dame St	New Orleans
Hunt Murdock Qdita Trust	612 E Beach Blvd	Gulfport
Intrepid Capital LLC	440 Fairway Dr	New Orleans
Isaac I Pina Garcia	700 Commerce St Unit 218	New Orleans
Ittai Bar	187 Pinehurst Apt 4B	New York
Jackson Brian A	8539 Billiu St	Baton Rouge
Jackson Earl Stanley Jr	6951 Louisville St	New Orleans
Jacqueline D Alford	2613 Labarre Ln	Metairie
James Andrew Froelich	18845 Bienville Ct	Prairieville
James C Jr Gulotta	425 Notre Dame Unit 701	New Orleans
James Christopher	131 Longcommon Rd	Riverside
James E Maurin	425 Notre Dame St Unit 601	New Orleans
James E Thompson	840 Tchoupitoulas St Unit 305	New Orleans
James F Lyons	122 Princeton Woods Loop	Lafayette
James Family Trust Dated May 10 2021	5902 E Caballo Dr	Paradise Valley
James H Finta	73 Gakin Rd	Port Angeles
James Niego	1212 Steepleview Ln	Mc Kinney
James P May Revocable Trust Agreement	1107 Garden St	Hoboken
James S Perry	404 Notre Dame St Loft-4	New Orleans
James T Richardt	333 Julia St Unit 302	New Orleans
Jared C Richardson	43459 Rainier Dr	Hammond
Jared Scott Scheinuk	448 Julia St Unit 217	New Orleans
Jarrold Champagne	ET Al 120 Sycamore Dr	Metairie
Jason A Higgins	102 Estates Dr	Thibodaux
Jason D Green	Etal 700 Commerce St Unit 105	New Orleans
Jay Gallagher	11619 Broadfield Ct	Metairie
Jay J Boyd	618 Sophia Ln	Shreveport
Jeffery J Bogdanovich	10007 Valmay Ave NW	Seattle
Jeffery M Guidry	760 Magazine Street Unit-212	New Orleans
Jeffrey Brian Haag	450 Julia St Unit 3G	New Orleans
Jeffrey Oxenhorn	10229 Roma Madre Ave	Las Vegas
Jeffrey T Maher	18098 Monga St	Covington
Jennifer Elumelu	760 Magazine St 213	New Orleans
Jerry Joseph Stpierre	425 Notre Dame St Unit 503	New Orleans
Jim Christopher Profit Sharing Plan & Trust	131 Longcommon Rd	Riverside
Jlk Exploration LLC	P O Box 28	Houma
Joblin Elizabeth Eulalia	500 N St Unit 506	Sacramento
Joe B Thibodeaux	103 Sawgrass Ln	Broussard
Joe Constance LLC	2861 E Lakeshore Dr	Baton Rouge
Joe Rappeport	300 Rush Creek Dr Unit D-3	Heath
John & Mary Deane Family The	390 Vista Grande	Greenbrae
John Bolling	760 Magazine Street Unit-301	New Orleans
John D Bender	425 Notre Dame St Unit 704	New Orleans

John G Doucet	700 Commerce St 321	New Orleans
John J Herman	333 Julia St 317	New Orleans
John Joseph Barranco	3805 Lake Des Allemands Dr	Harvey
John Kenneth Payne	1600 W Lake Dr	Fort Lauderdale
John R McGaha Jr Revocable Trust	206 Valley Rd	Ridgeland
John Shoup	747 Magazine St Ste 4	New Orleans
John Skaggs	319 Oak Estates Dr	Orlando
John V Jr Hughes	330 Julia St Unit 207	New Orleans
Johnson Willard Charles Jr	7309 Purnima CV	Austin
Jonathan E Weber	333 Julia St Unit 229	New Orleans
Jonathan Moses	423 Delaware St Unit 104	Kansas City
Joseph & Evelyn Delahoussaye Family LLC	315 Bellevue Plantation Rd	Lafayette
Joseph A Fertitta	842 Camp St Unit 1	New Orleans
Joseph M Jr Bruno	404 Notre Dame Loft-5	New Orleans
Joseph Malek	Etal 333 Julia St 207	New Orleans
Joshua M Johnson	402 Julia St Unit 305	New Orleans
Joshua Throne	422 Notre Dame St Unit 3	New Orleans
Joshua W Raymond	333 Julia St Unit 221	New Orleans
Juan Jose Gonzalez	18006 Lumsden Ln	Richmond
Jugglers & Clowns LLC	724 Gov Nicholls St Unit E	New Orleans
Julia 401 LLC	427 Exposition Blvd	New Orleans
Julia PH 10 LLC	146 Loblolly Ln	Choudrant
Julia Street LLC	12 Lizard Head Dr	Durango
Julia Streetpartnership 330	C/O Henry Lambert 333 Julia St	New Orleans
Julie Savoy	760 Magazine St #116	New Orleans
Justin T Toney	2075 Lake Blvd	Colorado Springs
Kaplan Jonathan L	ET Al 840 Tchoupitoulas St 201	New Orleans
Karen S Luciano	333 Julia St Unit 410	New Orleans
Kathleen T Sullivan	711 Tchoupitoulas St Unit 303	New Orleans
Kathy J Hersey	840 Tchoupitoulas St Unit 209	New Orleans
Kct Magazine St LLC	2403 Camp St	New Orleans
Kelly Babineaux	425 Notre Dame Unit 605	New Orleans
Kelly S Manship	422 Notre Dame St #2	New Orleans
Kenneth Kevin Bordelon	147 Glendale HTS	Mandeville
Kenneth M Tamm	909 S Broad St	New Orleans
Kenneth P Buchta	92 Zinnia Dr	Covington
Kerry J Matherne	Etal PO Box 1405	Harvey
Kevin C Hellman	330 Julia St Unit 222	New Orleans
Kevin Duane Melton	5916 Navaho Trl	Alexandria
Kevin E Juro	700 Magazine St 211	New Orleans
Kevin McCann	270 Edgewood Ln	Montz
Kevin P Boyd	425 Notre Dame St Unit 407	New Orleans
Kevin P Fucich	P O Box 56817	New Orleans
Kevin P McCann	270 Edgewood Ln	Montz
Kian Ehsan	312 Biltmore Way	Lafayette
Kid61 LLC	422 Notre Dame Apt 1	New Orleans
Killearnn Holsings LLC	201 St Charles Ave Ste 3201	New Orleans

King Bee Holding LLC	3111 22nd Ave N	Saint Petersburg
King Bee Holding LLC	2595 30th Ave N	St Petersburg
Kirby M Pecot	300 Rue Beauregard Bldg D	Lafayette
Kirn Property LLC	9 Finch St	New Orleans
Knight Timothy B	115 Laurel Dr	Auburn
Kondo Krane LLC	4528 Chateau Dr	Metairie
Kossen Pieter Thomas	ET Al 118 Summerbay Drive	Ridgeland
Kraig Barkemeyer	330 Julia St Unit 312	New Orleans
Krake Allen O	17 Farnham Pl	Metairie
Kuiper Steven Alexander	840 Tchoupitoulas St Unit 303	New Orleans
L3ksl4 LLC	7110 Hovingham	Plainview
Lagasse Land & Property LLC	829 St Charles Ave	New Orleans
Lagasse Land & Property LLC	425 Notre Dame St Unit 402	New Orleans
Lagasse Land Andproperty LLC	829 St Charles Ave	New Orleans
Lahoste Adam	4008 Taft Park	Metairie
Lane Rosen	10991 Sanctuary Way	Shreveport
Laris Rudolph B	PO Box 190	Lockport
Laura L Skansi	425 Notre Dame St Unit 606	New Orleans
Lauren E Sazli	333 Julia St Unit 512	New Orleans
Laurene C Miller	Etal 801 Crystal St	New Orleans
Laurie Plaisance	333 Julia St Unit 326	New Orleans
Le Chalet De Mardi Gras LLC	7710 Old Tree Ct	Sugar Land
Leonard K Bartlett	448 Julia St #312	New Orleans
Leslie B Fox	700 Magazine St Unit 311	New Orleans
LF Holdings LLC	29811 Walker Rd S	Walker
Lichtenberg Kathryn	840 Tchoupitoulas Street Unit# 308	New Orleans
Lily N Shamsnia	760 Magazine St Unit 218	New Orleans
Lind Property Management LLC	1120 Oak Harbor Dr	Morgan City
Linda S Defelice	840 Tchoupitoulas St Unit 313	New Orleans
Linda S Garrett	333 Julia St Unit 331	New Orleans
Linder David Wayne	700 Commerce St Unit 113	New Orleans
Lisa Walburn Carey	448 Julia St Unit 303	New Orleans
Liuzza Vincent J	ET Al 519 N Causeway Blvd	Mandeville
LJL Commercial Properties LLC	221 Sunny Ln	Lafayette
Lorie A Robinson	333 Julia St Unit 425	New Orleans
Louis M Freeman	425 Notre Dame St Unit 707	New Orleans
Louis P IV Saia	700 Commerce St Unit 201	New Orleans
Louise and Anne LLC	822 Camp St	New Orleans
Loup Garou Studios LLC	800 N Causeway Blvd	Metairie
LRM Property Management LLC	LRM Property Management 85 Round Hill Rd	Belvedere Tiburon
Luxury Leasing Solutions LLC	101 Silver Oak Ln	Broussard
Lynch Robert E	905 Hackberry Ln	Canton
Lyndon B Dupont	8039 Canyon Lake Crk	Orlando
Lynn E Fowler	1204 N Avenue NE	Atlanta
Lynn L Lacroix	425 Notre Dame St Unit 509	New Orleans
Lynott Winifred K	711 Tchoupitoulas St Unit 403	New Orleans
Madeline Chimento Rea	333 Julia St Unit 305	New Orleans

Magazine St Family Revocable Trust	4616 25th Ave NE #422	Seattle
Magazine/St Joseph LLC	PO Box 52005	New Orleans
Mai Nguyen	Etal 7129 Hoover Way	Buena Park
Marc S Katsanis	448 Julia St #401	New Orleans
Marcela D Pallais	760 Magazine St #219	New Orleans
Marcia C Legendre	700 Commerce St Unit 213	New Orleans
Margaret L Sunkel	333 Girod St Unit 403	New Orleans
Maria O Brechtel	333 Girod St Unit 402	New Orleans
Mark Alain Dery	330 Julia St Unit PH6	New Orleans
Mark B Lahaye	415 Plater Dr	Thibodaux
Mark M Casteix	Etal 333 Julia St Unit 304	New Orleans
Mark Wayda	760 Magazine Street Unit-215	New Orleans
Martin A Jr Belanger	330 Julia St PH2	New Orleans
Martin Edward Bilowich	2621 Center Ave	Fort Lauderdale
Martin S Lynch	330 Julia St Unit 209	New Orleans
Mary A Gilday	448 Julia St Unit 209	New Orleans
Mary H Wender	760 Magazine St 104	New Orleans
Marylin Janet Fouche	Etal 225 Garden St	Ridgeland
Matthew P Watson	700 Magazine St Unit 506	New Orleans
Mbbp Properties LLC	2621 Center Ave	Fort Lauderdale
Megan E Bonser	ET Al 333 Julia St #505	New Orleans
Melanie L Perry	333 Julia St Unit 316	New Orleans
Melissa A Cooke	760 Magazine St Unit 203	New Orleans
Melissa Izor	330 Julia St #317	New Orleans
Meyers William M Jr	425 Notre Dame St Unit 510	New Orleans
Michael A Mahoney	1107 Lovette Ln	Daphne
Michael Allen Gardner	760 Magazine St Unit 205	New Orleans
Michael Duval	507 Beaulieu Dr	Lafayette
Michael G Sr Sigur	760 Magazine St 311	New Orleans
Michael J II Almerico	760 Magazine St Unit 206	New Orleans
Michael Jay Simon	117 E 18th St Apt 2	New York
Michael L Armitage Trustee of The Mla	Real Estate Revocable Trust 1058 Monterey Blvd	Hermosa Beach
Michael L Strain	425 Notre Dame St Unit 705	New Orleans
Michael L Vincenzo	402 Julia St Unit 408	New Orleans
Michael R Bach	711 Tchoupitoulas St Unit 204	New Orleans
Michael Sr Bach	711 Tchoupitoulas St Unit 204	New Orleans
Mihran V Naljayan	840 Tchoupitoulas St #221	New Orleans
Minvielle Eugene Thomas III	307 Father Seelos Dr	Abbeville
MJW Realty LLC	PO Box 646	Metairie
Mmnt Corporation	2703 Sunfish Dr	Pearland
Montauk LLC	P O Box 222	Destrehan
Multimedia Holdings LLC	PO Box 10203	New Orleans
N Kevin Krane	402 Julia St Unit 207	New Orleans
N O Public Service Inc	639 Loyola Ave	New Orleans
Nathan I Hammer	333 Julia St Unit 329	New Orleans
Neil D Turner	700 Commerce St Unit 1	New Orleans
Neil Mark Dorfman	1 W Galvez Ct	Gulf Breeze

Nell Elise Leslie	333 Julia St Unit 214	New Orleans
Nesbit Clesi Holdings LLC	925 Poeyfarre St	New Orleans
Nesbit Nicholas	448 Julia St Unit 208	New Orleans
Nicholas Breaux-Fujita	1882 Paul David	Biloxi
Nick M Cascio	57 Cypress Rd	Covington
Nickerson Living Trust	4144 Coleridge St	Houston
Nicole M Reyes	333 Julia St Unit 421	New Orleans
Nina Patel	333 Julia St #424	New Orleans
Nola Home #104 LLC	619 Parkwood Dr	Long Beach
Norris James M	601 Place Dubois	Mandeville
Oak Hill Ten LLC	PO Box 3010	Brookhaven
Oleary Siobhan H	333 W End Ave Unit 1E	New York
Omkar P Ranade	760 Magazine St Unit 208	New Orleans
Ord LLC	747 Magazine St	New Orleans
Our Nolapad 217 LLC	321 E 2nd St	Perrysburg
Pamela S Lai	Etal 1007 Colonial Dr	Newtown
Paradis Prime Properties LLC	700 Commerce St Unit 214	New Orleans
Patrici Broussard	840 Tchoupitoulas St Unit 302	New Orleans
Patricia F Simpson	4721 Elmwood Pkwy	Metairie
Patricia Krebs	425 Notre Dame St Unit 504	New Orleans
Patrick Andras	760 Magazine St Unit-204	New Orleans
Patrick Scott Robison	4725 Highway 28 E	Pineville
Paul C Healy	7520 Pondview Ln	Fort Worth
Paul F Jr Shaw	ET Al 330 Julia St Unit 229	New Orleans
Paul J Rochon	2544 Yosemite St	Denver
Peter F Harrison	31 E Woodlawn Dr	Destrehan
Philip E Reso	448 Julia St Unit 313	New Orleans
Philip Henry Hull-Mcclung	2922 Coral Strip Pkwy	Gulf Breeze
Phoebe A Hathorn	402 Julia St Unit 304	New Orleans
Pontchartrain Charters LLC	308 Twin River Dr	Covington
Preau Dennis Richard SR	519 River Oaks Dr	Covington
Preservation Alliance Of N O Inc	923 Tchoupitoulas St	New Orleans
Properties of Nola LLC	7817 Spanish Fort Blvd Suite A	Spanish Fort
Purohit Sunil	9 Whipporwill Dr	Covington
Quinn Patrick Edward II	760 Magazine St Unit 302	New Orleans
R Hutter Juanita	PO Box 275	Chalmette
Ramon Noyola	9231 Kenilworth St	Houston
Randall C Poche	PO Box 855	Lutcher
Ray Paul T Jr	205 Cedar Tree Dr	Thibodaux
Rebecca A Uhle	448 Julia St 405	New Orleans
Rebecca B Rochon	16 Farnham Pl	Metairie
Rebecca Jean Webb	448 Julia St Apt 220	New Orleans
Rebecca Mader	26514 174th St SE	Monroe
Reer LLC	73234 Louisiana Ave	Covington
Reginald L Baker	2362 Augusta Ave	Tracy
Rice David O Jr	102 Bradhurst Ave Apt 903	New York
Richard Romano	425 Notre Dame St #608	New Orleans

Rickey J Mouton	18302 Crape Myrtle Ln	Prairieville
River Properties Capital Investors LLC	7809 Hwy 18	Saint James
Robert A Borne	448 Julia St Unit 311	New Orleans
Robert B Johnson	151 S 15th St	Pittsburgh
Robert B Settlemire	612 Taper Dr	Seal Beach
Robert B Sharples	P O Box 90032	San Antonio
Robert C Furman	2170 Coleman Dr	Alton
Robert E Jones	3340 Ricci Ln	Irving
Robert J Bruno	39 Riverdale Dr	Covington
Robert J Cornish	174 Washington St #P-K	Jersey City
Robert J Leeds	145 Villere Dr	Destrehan
Robert L Condon	448 Julia St Unit 402	New Orleans
Robert L Doering	175 E Broadway St Apt 3D	New York
Robert N Kearns	114 Ouiski Bayou Dr	Houma
Robert W Rome	425 Notre Dame St Unit 703	New Orleans
Roberto G Barragan	ET Al 404 Notre Dame St Unit 10	New Orleans
Rodney P Vincent	425 Notre Dame Unit 501	New Orleans
Roger D Ramsey	124 S Telemachus	New Orleans
Roger Dale II Ramsey	448 Julia St Unit 202	New Orleans
Roman C Harper	333 Julia St Unit 403	New Orleans
Ronald A Faucheux	700 Magazine St Unit 401	New Orleans
Ronald A Johnson	840 Tchoupitoulas St Unit 310	New Orleans
Ronald J Brown	7494 Stjohns Dr	Gonzales
Ronald K Johnson	5608 Gallery Park Dr	Ann Arbor
Ronald L Rowley	425 Notre Dame St Unit 801	New Orleans
Roussel Ellis J Jr	2075 Lakeshore Dr Unit B-6	Mandeville
Russ Shelby E Jr	425 Notre Dame Unit 403	New Orleans
Ruth E Foster	333 Julia St Unit 225	New Orleans
Rylee Hayes	Etals 448 Julia St Unit 210	New Orleans
Sable Craig A	450 Julia St Apartment 3B	New Orleans
Sage L Theriot	760 Magazine St Unit 110	New Orleans
Salvador Figueroa	840 Tchoupitoulas St Unit 203	New Orleans
Samamish Shores LTD	600 Port of New Orleans Unit 12G	New Orleans
Samantha J Ladd	402 Julia St Unit 406	New Orleans
Sanderson Timothy P	ET Al 21331 S Lakewood Ln	Flowerwood
Sandhya Mani	Etal 11518 The Gardens Dr	Baton Rouge
Sarah E Galvez	404 Notre Dame Loft 3	New Orleans
Savash Gokturk	760 Magazine Unit 118	New Orleans
Schmidt Gavin J SR	421 Post Ln	Biloxi
Scoggins Holdings Nola LLC	1903 Ray Shell Ct	Seabrook
Scott M Brame	5820 England Dr	Alexandria
Scott M Schroth	333 Girod St Unit 201	New Orleans
Seale Carolyn	700 Magazine St Unit 501	New Orleans
Seaside Enterprises LLC	213 Abby Rd	Thibodaux
Seven Oaks Grand Coteau LLC	P O Box 440	Grand Coteau
Sharkey Robert M Jr	1199 Louisiana Hwy 10	Greensburg
Shaw Melvin B	1536 Addison Dr	Lancaster

Shayna Robin Marie Skal	700 Commerce St Unit 205	New Orleans
Silver Sanford Sandy	448 Julia St #400	New Orleans
Simpkins Steve Manuel	3024 Napoleon Ave	New Orleans
Sintich Daniel K	10328 Sager Ave Unit 204	Fairfax
Sitzman Bretley Todd	PO Box 18260	Hattiesburg
Skaggs John T	319 Oak Estates Dr	Orlando
Sophia C Bruemfield	P/O/ Box 52005	New Orleans
Soren Christensen Holdings LLC	C/O Cypress 24 LLC PO Box 532154	Atlanta
St Joe Housing II LLC	Etal C/O Erik Beelman 4514 Bancroft Dr	New Orleans
St Joe Housing II LLC	C/O Erik Beelman 4514 Bancroft Dr	New Orleans
St Joe Housing II LLC Et Al	C/O Erik Beelman 4514 Bancroft Dr	New Orleans
Stacey C Cunningham	700 Commerce St Unit 219	New Orleans
Stacy Ann C Gilmore	318 Magnolia Ln	Covington
Standard/700 Associates Inc	701 Poydras St Suite # 300 Plz	New Orleans
Stephanie L Langhoff	448 Julia St Unit 314	New Orleans
Stephen A Little	425 Notre Dame St Unit 603	New Orleans
Stephen C Fecke	39201 Ashwood Ln	Pearl River
Stephen D Gisclair	404 Notre Dame Unit P1	New Orleans
Stephen E Hellman	3707 Bayou Black Dr	Houma
Steven C McNeal	425 Notre Dame St Unit 602	New Orleans
Stewart F Peck	1215 Seventh St	New Orleans
Stickle Donald L	217 Henley Pl	Bay Saint Louis
Stuart K Hara	448 Julia St Unit 408	New Orleans
Stuart W Darnell	1550 High St	Charlotte
T Carroll and Lisa V Carroll Daniel	Trustees Under The Carroll Family Trust Dated 9/26/17 3817	Fairfax
Talbot 747 LLC	747 Magazine St Ste 7	New Orleans
Tamara Marie Lafont	448 Julia St Unit 203	New Orleans
Tchoup House LLC	3834 Del Monte Dr	Houston
Tchoupitoulas Unit 316 LLC	840 Tchoupitoulas St Unit 316	New Orleans
Tchoup'n Block LLC	8815 S Airport Way #9	Tulsa
Team Morgan Investments Inc	234 W Canebrake Blvd	Hattiesburg
Terence M Roff	333 Julia St Unit 320	New Orleans
Terry Allen Kirkley	Pobox 4557	Edwards
Terry Glenn Johnson Trust	16375 E Domiano Ln	Hammond
The Allam Companies LLC	5000 Ambassador Caffery Pkwy	Lafayette
The Bizelli Sloan Trust	403 N 15th St	San Jose
The Circle C Trust	448 Julia St Unit 207	New Orleans
The Duane Simmons and Scott Silzer Livin	921 Lafayette St #4	New Orleans
The Feldman Family Revocable Trust	550 E Second St	Pass Christian
The Gerard Pena and Patricia Pena Living	115 White Stork	Slidell
The June Ressler Revocable Trust	3219 Vichy Ave	Napa
The Kalorama of New Orleans LLC	640 Magazine St	New Orleans
The Lawrence L and Marcia B Line Living	Trust 17 Bocage Road	Hattiesburg
The Leslie and Marianne Snipes Family TR	18302 Weatherwood Dr	Baton Rouge
The Magpad LLC	14 Clubhouse Dr	New Orleans
The Mary E Savelle Trust	10713 Front Beach Rd #801	Panama City
The Massive Action Living Trust	PO Box 1001	Santa Rosa Beach

The Michael and Consuelo Madere Joint Trust	4442 Stonebridge Rd	Destin
The Murray Ross Revocable Living Trust	2700 Highland Ave Unit 201	Birmingham
The National World War II Museum Inc	945 Magazine St	New Orleans
The Nicole Judith Borges Revocable Trust	ET Al 19 Willow Spring Circle	Hanover
The Salzberg Corp	C/O William H Hagley P O Box 30029	New Orleans
The Thomas C David Jr Revocable Trust	2215 Military Hwy	Pineville
The Woodward AptsLtd	400 Lafayette St Suite 100	New Orleans
The Woodward AptsLtd	C/O PW Funding Inc 101 Hudson St - 39th FLR	Jersey City
Thea C Moran	840 Tchoupitoulas St 214	New Orleans
Third G Investments LLC	7822 Burthe St	New Orleans
Thomas H Olinde	18037 Prestwick Ave	Baton Rouge
Thomas J Centanni	700 Commerce St Unit 318	New Orleans
Thomas P Bayham	840 Tchoupitoulas St Unit 218	New Orleans
Thomas P Collins	3515 Bore St	Metairie
Three Patriot Properties LLC	128 Lighthouse Pt	Slidell
Timothy C Milano	40156 Woodland Ave	Gonzales
Timothy H Bertsch	700 Commerce St Unit 110	New Orleans
Timothy M Connelly	448 Julia St Unit 404	New Orleans
Tina Freeman	425 Notre Dame St Unit 505	New Orleans
Tina Freeman	450 Julia St Unit 1A	New Orleans
Todd A Dittmann	2102 McClendon St	Houston
Toni Van Zandt Bachmann	700 Magazine St Unit 415	New Orleans
Toombs James Edwin	201 St Charles Ave Suite 1416	New Orleans
Total Credit Corp LLC	345 Doucet Rd Suite 101	Lafayette
Tressie Kent	700 Commerce St Unit 322	New Orleans
Two Louis Investments LLC	506 E 12Th Ave	Covington
Tyler Marshall	2800 Kirby Dr Unit A418	Houston
V & S Louisiana Properties LLC	702 N Irving St	Arlington
Vanessa A ET Al Stewart	2193 Haypenney Ct	Las Vegas
Varnishung Charles	333 Julia St #513	New Orleans
Vickie L Small	330 Julia St Unit 211	New Orleans
Vinay Jolly	5308 31st Rd N	Arlington
Vincent Dawn Frederick	700 Magazine St Unit 210	New Orleans
Vs Mercantile Real Estate LLC	260 E Brown St Suite 250	Birmingham
Vyoone S Lewis	330 Julia St Unit 321	New Orleans
W Alan Coulter	840 Tchoupitoulas St #207	New Orleans
Waitkus Robert Paul	302 Trieste Blvd	Panama City Beach
Walter J Austin Jr	330 Julia St 202	New Orleans
Wanda S Ray	333 Julia St Unit 503	New Orleans
Wanna Properties LLC	180 E Greenbrier Dr	New Orleans
Ward Albert J Jr	425 Notre Dame St Unit 804	New Orleans
Warden Clark G	74 Dogwood Dr	Covington
Washington Kemberley	333 Julia St #408	New Orleans
Water Property Investments LLC	227 Beverly Dr	Metairie
Wayne C Ducote	C/O Tchoupitoulas Partners 208 Bienville St Unit 1	New Orleans
Wayne C Sandoz	330 Julia St Unit PH8	New Orleans
Wedge Daniel G Jr	700 Magazine St Unit#504	New Orleans

Wedge Daniel G Jr	700 Magazine St Apt 504	New Orleans
Weidlich Tyler L	Etal 404 Notre Dame St #24	New Orleans
Wesley D Matson	760 Magazine St Unit 209	New Orleans
William B Berman Trustee of The Bryan E Berman Revocable	862 Tchoupitoulas St #3	New Orleans
William Dore	199 Forest Dr	Crowley
Williams Joseph III	745 Wood Duck Ln	Slidell
Winston Kurt Lewis	3024 W 15th St	Shawnee Mission
Wirth Ross Nathaniel	ET Al 3150 N Lake Shore Drive Apt 33F	Chicago
Woodward Jill	319 Diablo Rd Suite 208	Danville
Wright Living Trust	PO Box 2623	White Salmon
W-S Nola Hotel Viii LLC	C/O Walton Street Capital LLC 900 N Michigan Ave Ste 1900	Chicago
Wynn C Fremem	412 Dauphine St Unit 2B	New Orleans
Zachary L Wool	404 Notre Dame Loft 9	New Orleans
Zachary L Wool	404 Notre Dame St Loft 9	New Orleans
Zahra Pazooki	ET Al 330 Julia Street Penthouse 11	New Orleans
Zehnder Jeffrey S	PO Box 611250	Rosemary Beach
Zhou Shao Rong	760 Magazine St Unit 222	New Orleans

Neighborhood Organizations

Organization Name: Downtown Development District

Point of Contact: Davon Barbour

Phone Number: 504-561-8927

Email: ddd@downtownnola.com

Street Address: 201 St. Charles Avenue, Ste. 3912

City: New Orleans

Zip: 70130

City Councilperson

Lesli Harris

City Hall, Room 2W10

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-1020

Fax: (504) 658-1025

Lesli.Harris@nola.gov

CPC Information

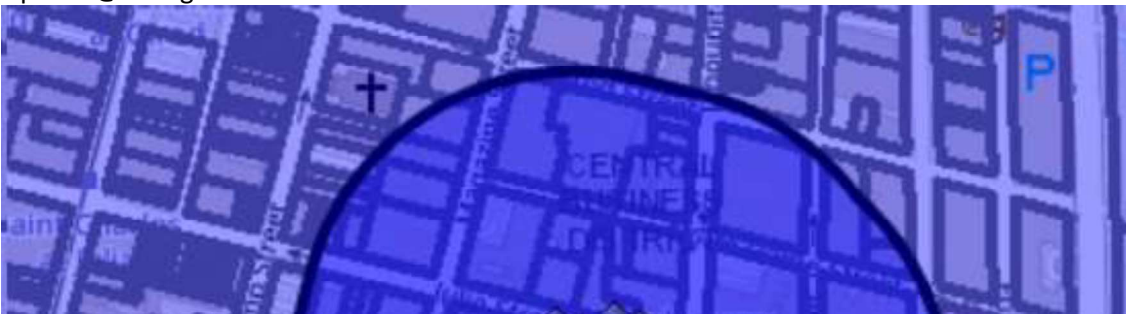
City Hall 7th floor

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-7033

cpcinfo@nola.gov







420 Julia St. NPP

From Cortizas, Richard

To Jared Brossett <jbrossett@downtownnola.com>; ddd@downtownnola.com <ddd@downtownnola.com>

Cc CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

 1 attachment (114 KB)

420 Julia NPP CU 2026 meeting notice.pdf;

Dear Downtown Development District,

Please find attached a NPP Meeting Notice which we mailed today to all of the neighboring addresses as provided by the City Planning staff. A courtesy copy is provided to you in accordance with the CPC guidelines.

Our team looks forward to working with you on this proposed exciting development. Please do not hesitate to contact me should you have any questions.

Thank you,

Richard

Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



1/23/26, 3:33 PM

Inbox - Ava Monnet - Outlook

Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com



420 Julia St. NPP

From Cortizas, Richard

To Jared Brossett <jbrossett@downtownnola.com>; ddd@downtownnola.com <ddd@downtownnola.com>

Cc CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

 1 attachment (114 KB)

420 Julia NPP CU 2026 meeting notice.pdf;

Dear Downtown Development District,

Please find attached a NPP Meeting Notice which we mailed today to all of the neighboring addresses as provided by the City Planning staff. A courtesy copy is provided to you in accordance with the CPC guidelines.

Our team looks forward to working with you on this proposed exciting development. Please do not hesitate to contact me should you have any questions.

Thank you,

Richard

Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



1/23/26, 3:33 PM

Inbox - Ava Monnet - Outlook

Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com



420 Julia St. Conditional Use

From Cortizas, Richard

To Lesli Harris <Lesli.Harris@nola.gov>

Cc CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

 1 attachment (114 KB)

420 Julia NPP CU 2026 meeting notice.pdf;

Dear Councilmember Harris,

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Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com



420 Julia St. Conditional Use

From Cortizas, Richard

To Lesli Harris <Lesli.Harris@nola.gov>

Cc CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

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Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com



RE: [EXTERNAL] 420 Julia Property Holder LLC

From Cortizas, Richard <rcortizas@joneswalker.com>

To ajburn@aol.com <ajburn@aol.com>

Cc Cortizas, Richard <rcortizas@joneswalker.com>; Bourg, Elizabeth <ebourg@joneswalker.com>

Re: 420 Julia St. NPP Meeting on 1/13/26.

Dear Neighbor,

I am sorry you were not able to make the NPP meeting. I believe it was a good meeting with positive feedback.

Nothing is changing in terms of use. The property is zoned CBD-6 and will remain the same. Because of increased interest in residential use as opposed to hotel use, the property ownership is considering conversion of hotel rooms to more permanent residential units. In order to maintain the club amenities on site (e.g. Common House membership Club) for residential use in a CBD-6 zoning district, it requires a Conditional Use approval. Again, nothing is changing from current club use or design. This is just securing the club amenities for the eventual non-hotel permanent residential use.

Currently, the club (Common House) is permitted to operate as an accessory use to the hotel. If hotel/ transient lodging units convert to residential use-a social club concept is not permitted by right under the current CBD-6 zoning; only through a Conditional Use is the club allowed to operate with a residential use. Again, there is interest in moving away from the hotel use to more permanent residential while keeping the club (Common House) amenities in place.

Conditional Use

-
- 1. A Conditional Use requires that an application for approval be made to the City Planning Commission.
- 2. Prior to application for a Conditional Use the applicant/owner is required to hold a Neighborhood Participation Planning (NPP) meeting. The purpose is to inform the neighbors of the proposed application and receive comments back. An NPP report is part of the application, and your inquiry comments and questions will be submitted as part of that report with the Conditional Use application.
- 3. The City Planning Commission will hold a meeting after a complete application is docketed by the City Planning Commission.
- 4. The City Planning Commission will then hold a public meeting and vote on a recommendation of the application.
- 5. A recommendation of the City Planning Commission is then sent to the City Council for hearing and vote on (by Motion) the City Planning Commission's recommendation. Any aggrieved party may appeal the decision to the civil District court for Orleans Parish.
- 6. The City Council, if it approves a City Planning Commission's favorable recommendation, will incorporate the motion into an Ordinance.
- 7. An ordinance is then submitted to the mayor for signing or not.

Again, nothing in terms of the current use or design is changing- this is a measure to preserve the club amenities through a stand-alone Conditional Use approval for the intended permanent residential use.

Please do not hesitate to let me know if you have any questions or need any additional details. All comments will be incorporated into a report as part of the Conditional Use application.

Thank you,

Richard

Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com

From: ajburn@aol.com <ajburn@aol.com>
Sent: Saturday, January 3, 2026 3:07 PM
To: Cortizas, Richard <rcortizas@joneswalker.com>
Subject: [EXTERNAL] 420 Julia Property Holder LLC

Dear Mr. Cortizas,
We got your letter dated 12/26/2025 about the upcoming meeting and are interested but unable to attend.
Please send us the information from the meeting by email to ajburn@aol.com.
Regards,

John and Susan Burn



RE: [EXTERNAL] 420 Julia Property Holder LLC

From Cortizas, Richard <rcortizas@joneswalker.com>

To ajburn@aol.com <ajburn@aol.com>

Cc Cortizas, Richard <rcortizas@joneswalker.com>; Bourg, Elizabeth <ebourg@joneswalker.com>

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Richard Cortizas

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

rcortizas@joneswalker.com



Jones Walker LLP
201 St. Charles Ave, Ste 5100
New Orleans, LA 70170
joneswalker.com

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Subject: [EXTERNAL] 420 Julia Property Holder LLC

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Please send us the information from the meeting by email to ajburn@aol.com.
Regards,

John and Susan Burn

**WRITTEN CONSENT OF THE SOLE MEMBER OF
420 JULIA PROPERTY HOLDER LLC**

LAND USE APPLICATIONS

The undersigned, being the sole member (the “**Member**”) of **420 JULIA PROPERTY HOLDER LLC**, a Delaware limited liability company (the “**Company**”), acting pursuant to the Delaware Limited Liability Company Act and the Limited Liability Company Agreement of the Company does hereby consent to and adopt the following recitals and resolutions:

WHEREAS, the Company owns Lots SE, Square 123, First Municipal District, City of New Orleans bearing the municipal nos. 420 Julia Street, New Orleans, Louisiana (the “**Property**”); and

WHEREAS, the Company intends to submit a Land-Use Request Application for a conditional use permit to the City of New Orleans for the Property.

NOW, THEREFORE BE IT RESOLVED, that the Member hereby authorizes and approves of the submission and completion of a Land-Use Request Application to the City of New Orleans for a conditional use permit and the execution and recordation with the Clerk of Court of any related documents and plans on behalf of the Company with respect to the Property;

FURTHER RESOLVED, that the Land-Use Request Application for a conditional use permit for the Property is hereby approved, authorized and accepted, and that in connection therewith, that either **Benjamin Weprin** or **Pablo David** (each an “**Authorized Person**”) is hereby authorized, empowered and directed to execute and deliver, on behalf of the Company, the Land-Use Request Application and such other documents related thereto;

FURTHER RESOLVED, that either Authorized Person is hereby authorized and directed to take all such further action and to execute and deliver all such further instruments and documents in the name and on behalf of the Company as in his judgment shall be necessary, proper and advisable in order to fully carry out the intent and to accomplish the purposes of the foregoing resolutions; and

FURTHER RESOLVED, that any and all actions previously taken by either Authorized Person, on behalf of the Company, in respect to the transactions contemplated by the foregoing resolutions are hereby ratified, approved and confirmed in all respects.

IN WITNESS WHEREOF, the undersigned, being the sole Member of the Company has caused this Written Consent to be executed as of the ____ day of December, 2025.

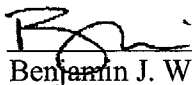
SOLE MEMBER

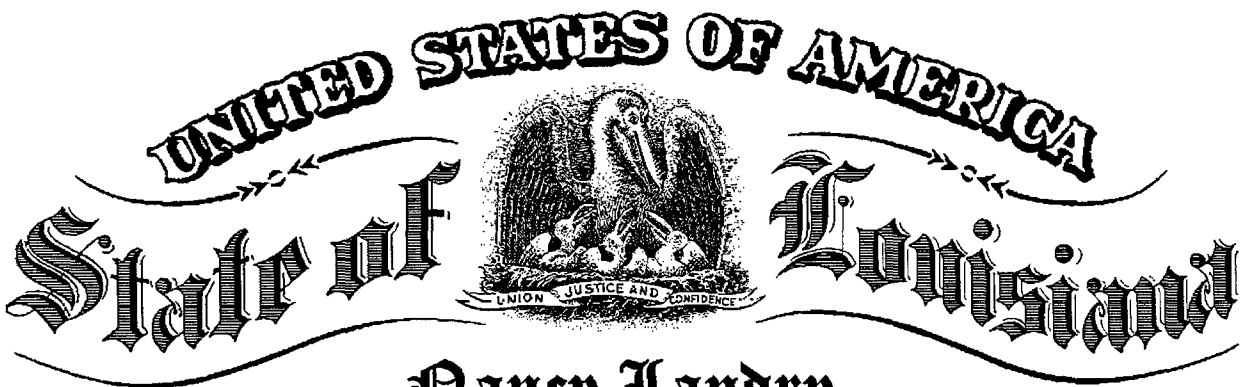
AJ NEW ORLEANS INTERMEDIATE CO LLC,
a Delaware limited liability company

By: AJ New Orleans LLC, a Delaware limited liability company, its sole member

By: AJ New Orleans Manager LLC, a Delaware limited liability company, its manager

By: Adventurous Journeys Manager LLC, an Illinois limited liability company,
its sole member

By: _____
Benjamin J. Weprin, Manager



Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

420 JULIA PROPERTY HOLDER LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

43586100Q	FOREIGN LLC	ORIGF	8/27/2019	2 page(s)
46522624	FOREIGN LLC	1350	6/13/2025	3 page(s)
46658837	FOREIGN LLC	25 AR	9/11/2025	1 page(s)

In testimony whereof, I have hereunto set my
hand and caused the Seal of my Office to be
affixed at the City of Baton Rouge on,

January 16, 2026

Nancy Landry

Secretary of State

WEB 43586100Q



Certificate ID: 12139208#XYN83

To validate this certificate, visit the following
web site, go to **Business Services**, **Search**
for **Louisiana Business Filings**, **Validate a**
Certificate, then follow the instructions
displayed.

www.sos.la.gov

R. Kyle Ardoin
Secretary of State



APPLICATION FOR AUTHORITY
TO TRANSACT BUSINESS IN LOUISIANA

(R.S. 12:1345)

Foreign Limited Liability Company
Enclose \$150 filing fee
Make remittance payable to
Secretary of State
Do Not Send Cash

Return to:

Commercial Division
P. O. Box 94125
Baton Rouge, LA 70804-9125
(225) 925-4704
www.sos.la.gov

STATE OF _____

Check one: ☒ Non Profit
Business

Check one: ☐ Original Application
Amended Application

PARISH/COUNTY OF _____

1. Limited liability company name: 420 JULIA PROPERTY HOLDER LLC

2. Previous name: _____

3. Date of organization: 06/07/2019 Period of duration: Perpetual

4. Principal office address in state or country of organization: 1209 ORANGE ST, WILMINGTON, DE 19801

5. Principal business office address: 133 N. Jefferson St. 4th floor Chicago, IL 60661

PLEASE INCLUDE COMPLETE STREET ADDRESSES FOR THE FOLLOWING

6. Principal business establishment in Louisiana: 420 Julia Street New Orleans, LA 70130

7. Registered office address in Louisiana: 3867 Plaza Tower Dr Baton Rouge LA 70816-4378

8. Registered agent's name and address in Louisiana: C T Corporation System 3867 Plaza Tower Dr Baton Rouge LA 70816-4378

9. Nature of business to be transacted in Louisiana: invest in real estate

10. Names and addresses of members and managers: AD New Orleans LLC; AD New Orleans Intermediate Co. LLC; AD New Orleans Development Manager LLC
address for all: 133 N. Jefferson St. 4th floor Chicago, IL 60661

Benjamin Weprin Manager 8/26/19
To be signed by a Member/Manager Title and Date

Sworn to and subscribed before me, the undersigned Notary Public, on this date: August 26th 2019

Sandra Zwiack
Notary Commission # 850155
AGENT'S ACCEPTANCE AND ACKNOWLEDGEMENT OF APPOINTMENT

STEPHANIE DENSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 24, 2021

I hereby acknowledge and accept the appointment of registered agent for and on behalf of the above named corporation.

C T Corporation System

Registered Agent

Sandra Zwiack
Assistant Secretary

Sworn to and subscribed before me on this date: August 27, 2019

Sandra Zwiack
Notary

LAURA R BRODERICK
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 29, 2023

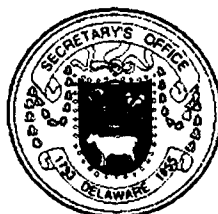
Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "420 JULIA PROPERTY HOLDER LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SEVENTH DAY OF AUGUST, A.D. 2019.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



7457487 8300

SR# 20196742035

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line.

Jeffrey W. Bullock, Secretary of State

Authentication: 203483480

Date: 08-27-19

STATEMENT OF CHANGE

Charter Number: 43586100Q

Name: 420 JULIA PROPERTY HOLDER LLC

ADDRESSES:

Principal office address in state or country of incorporation/organization:

251 LITTLE FALLS DR. C/O CORPORATION SERVICE COMPANY
WILMINGTON, DE, 19808

Principal business office address:

133 N. JEFFERSON STREET, 4TH FLOOR
CHICAGO, IL, 60661

Principal business establishment in Louisiana:

420 JULIA STREET
NEW ORLEANS, LA, 70130

Mailing Address:

133 N. JEFFERSON STREET, 4TH FLOOR
CHICAGO, IL, 60661

LOUISIANA REGISTERED OFFICE ADDRESS:

Registered office address in Louisiana:

450 LAUREL STREET, 8TH FLOOR
BATON ROUGE, LA, 70801

AGENTS:

Agent Name:

CORPORATION SERVICE COMPANY
450 LAUREL STREET, 8TH FLOOR
BATON ROUGE, LA, 70801

MEMBERS/MANAGERS:

Member/Manager Name:

AJ NEW ORLEANS INTERMEDIATE CO LLC (MEMBER)
133 N JEFFERSON ST 4TH FLOOR
CHICAGO, IL, 60661

AJ NEW ORLEANS DEVELOPMENT MANAGER LLC (MEMBER)
133 N JEFFERSON ST 4TH FLOOR
CHICAGO, IL, 60661

STEVEN P. ZIMMER (MANAGER)
133 N JEFFERSON ST 4TH FLOOR
CHICAGO, IL, 60661

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

TO BE ELECTRONICALLY SIGNED BY AUTHORIZED INDIVIDUAL.

ELECTRONIC SIGNATURE: JUSTIN PETERSEN (6/13/2025)

TITLE: CFO

SECRETARY OF STATE



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 43586100Q

Charter Name: 420 JULIA PROPERTY HOLDER LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
06/13/2025	CORPORATION SERVICE COMPANY	GRACE E. KIRBY, ASST. VICE PRESIDENT

Nancy Landry Secretary of State 	LIMITED LIABILITY COMPANY ANNUAL REPORT For Period Ending 8/27/2025	 43586100Q  2025
Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) 43586100 Q 420 JULIA PROPERTY HOLDER LLC 20 N. WACKER SUITE 3900 CHICAGO, IL 60606	1 (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) Domicile Street Address in State Where Organized (Do not use P. O. Box) 251 LITTLE FALLS DR. C/O CORPORATION SERVICE COMPANY WILMINGTON, DE 19808	Federal Tax ID Number
Our records indicate the following registered agents for this company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE. CORPORATION SERVICE COMPANY 450 LAUREL STREET, 8TH FLOOR BATON ROUGE, LA 70801		
I hereby accept the appointment of registered agent(s).	Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #	
New Registered Agent Signature	Notary Signature Date	
This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i> AJ NEW ORLEANS INTERMEDIATE CO LLC Member 20 N. WACKER SUITE 3900 CHICAGO, IL 60606		
Our records indicate the following addresses for the corporation. Indicate any changes below. Principal business office wherever located: 20 N. WACKER SUITE 3900 CHICAGO, IL 60606 Registered office in Louisiana (Must be the same as agent's address): 450 LAUREL STREET, 8TH FLOOR /BATON ROUGE, LA 70801 Principal business establishment in Louisiana (Do not use a P. O. Box): 420 JULIA STREET /NEW ORLEANS, LA 70130		
The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.		
SIGN →	To be signed by authorized individual Benjamin Weprin (SIGNED ELECTRONICALLY) Signee's address	Title Chief Executive Officer Email Address ON FILE
Enclose filing fee of \$30.00 Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple web site: www.sos.louisiana.gov		Phone Date 09/11/2025 (For Office Use Only) Return by: 8/27/2025 To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704
DO NOT STAPLE		1

UNSIGNED REPORTS WILL BE RETURNED



Building/Construction
Related Permit



Received by	_____
Sign Provided	☐ Date _____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ☐ Text Amendment ☐ Zoning Change ☒ Conditional Use/Planned Development

Address of Property for which this application is being filed. 420 Julia St. New Orleans, LA

APPLICANT INFORMATION

Applicant Identity: ☒ Property Owner ☐ Agent

Applicant Name 420 JULIA PROPERTY HOLDER LLC

Applicant Address 20 N. WACKER DRIVE SUITE 3900

City CHICAGO State ILLINOIS Zip 60606

Applicant Contact Number 312-843-6215/ 504-582-8372 Email pdavid@ajcpt.com and rcortizas@oneswalker.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☒

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Conditional Use approval for a Social Club within a CBD-6 District.

PROPERTY LOCATION

Square Number(s) 123 Lot Number(s) SE/049

Bounding Streets Constance Tchoupitoulas St. Joseph

Zoning CBD-6 Municipal District 1

Tax Bill Number 103102204 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

Conditional Use approval for a Social Club within a CBD-6 District.



Building/Construction
Related Permit



Received by	_____
Sign Provided ☐ Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature

Date

12/12/2025

Agent Signature

Date

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this

12th

day of

December 2025

My Commission expires

At Death

RICHARD F. CORTIZAS

NOTARY PUBLIC

State of Louisiana

My Commission Is Issued For Life

La. Bar Roll No. 28890

Notary ID No. 77448

CITY OF NEW ORLEANS

INVOICE

City of New Orleans
Office of Business and External Services
1340 Poydras Street, Suite 800
New Orleans, LA 70112

Invoice Number: 26-0074
Invoice Date: 1/27/2026
Total Amount: \$3,480.00
Applicant Name: 420 Julia Property Holder LLC
Applicant Address: 133 N Jefferson St 4th Floor, Chicago, IL 60661 ,
Site Address: 420 Julia St, 428 Julia St, 815 Tchoupitoulas St, 821 Tchoupitoulas St
Processed by: amonnet

TYPE	DESCRIPTION	REVENUE CODE	PAID	AMOUNT
Conditional Use		100067011973		\$3,480.00
Total Fees				\$3,480.00
Total Amount Due				\$3,480.00

Payment Methods:

- **Online:** <https://onestopapp.nola.gov/search.aspx>
 - **Payment Method:** Credit card (Visa, MasterCard, and Discover)
 - **Note:** Convenience fee applies.
- **In-person:** Bring your invoice to 1340 Poydras Street, Suite 800 between 9:00 am and 5:00 pm Monday through Friday.
 - **Payment Method:** Checks, Cashier's Checks, Money Orders payable to City of New Orleans.
 - **Note:** Credit cards are **NOT** accepted for in-person payments.
 - **Note:** Cash is **NOT** an acceptable form of payment for this invoice.

Mailed payment will **not** be accepted.

Note: If payment is not received within 10 days of application submittal, processing and/or docketing of your application may be delayed. Online or in-person payment is highly encouraged to avoid any issues arising from delayed mail.

City Planning Commission Speaker Card

Date: 3-10-2026

I would like to speak regarding CPC Docket: M26-8

IN OPPOSITION

Name: Elizabeth Austin

Address: 4616 Magazine St

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Lyn Archer

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 3-10-26

I would like to speak regarding CPC Docket: 026/26

IN OPPOSITION

Name: GERARD PEÑA

Address: 402 JULIA NOZA

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 3/10/26

I would like to speak regarding CPC Docket: 026/26

IN OPPOSITION

Name: Jeffrey Siemssen dba The Lofts

Address: 3600 18th St.

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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☒ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

9

Date: March 16, 2026

I would like to speak regarding CPC Docket: 026/26 - 420 Julia

IN SUPPORT

Name: Jeffrey Good

Address: 901 St. Charles Ave., New Orleans, LA 70170

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Richard Cortizas

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☒ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

9

Date: 3/16

I would like to speak regarding CPC Docket: 026/26

IN SUPPORT

Name: Richard Cortizas

Address: 420 Julia St

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]